

## ILLINOIS HOUSING DEVELOPMENT AUTHORITY

April 16, 2010

Pursuant to notification given April 9, 2010, the Members of the Illinois Housing Development Authority met for a regular meeting at 9:30 a.m., local time, March 19, 2010, at the offices of the Illinois Housing Development Authority, 401 North Michigan Avenue, Suite 700, Chicago, Illinois.

Those present:

### BOARD:

Robert Barker	Vice Chairman
Karen Davis	Treasurer
Mary Kane	Member
Mark Kochan	Member
George Lampros	Member

### STAFF:

Gloria Materre	Executive Director
Phil Culpepper	Deputy Executive Director/Chief of Staff
Mary Kenney	General Counsel
Kathryn Finn	Assistant General Counsel
Robert Kugel	Assistant Executive Director/Chief Financial Officer
Barbara Manning	Chief Internal Auditor
Cami Freeman	Director of Business Development and Marketing, Single Family
Michelle Adams	Director Administrative Services
Stephen Gladden	Assistant Director/Manager for Multifamily Underwriting
Tracy Wortham	Assistant Director, Human Resources
Steve Uitto	Director, Information Technology
Neil O'Callaghan	Managing Director of Information Technology
Nicki Pecori	Director, Finance and Development
Adonya Little	Neighborhood Stabilization Manager
Mary Karnia	Neighborhood Stabilization Project Coordinator
Shelly Tucciarelli	Neighborhood Stabilization Program Administrator
Yvonne Dougé	Managing Director of Marketing and Communications
Hazim Taib	Deputy Chief Financial Officer
Christian Froelich	Financial Program Manager
Tara Pavlik	Homeownership Programs/Director of Originations and Operations
Bill Smirniotis	Director of Homeownership Counseling and Outreach
Jan Van Der Woerd	Homeownership Program
Kellye Jackson	Homeownership Programs/ Mediation, Program Manager
Peggy Cullom	Managing Director Loan and Portfolio Management
Linda Thurmond	Managing Director of Multifamily Programs
Jane Bilger	Senior Policy Director

Bill Smythe	Finance and Development
Tony Hernandez	Director, Asset Management
Eric Von Battles	Asset Management
Diane Smith	Assistant Director, Asset Management
Matt Palek	Multifamily Programs
Adam Rogers	Multifamily Programs
Tara Peele	Multifamily Programs
Adrienne Whitney	Financial Asset Management
Torrence Moore	Multifamily Tax Credits Program, Manager
Matt Rangel	Multifamily Financing
Sylvia Poniecki	Multifamily Financing

**GUESTS:**

Robert Demos	BNY Mellon
Joan Blume	BNY Mellon
Renee Johnson	BNY Mellon
Ray Fricke	Ungaretti & Harris
Scott Schmitt	US Bank
Peter Weiss	JP Morgan Chase
John Janicik	Mayor Brown
Michael Todd	Carpenter Management
Jack Brummett	Great Lakes Capital
Erica Page	Housing Action Illinois
Michelle Pulce	Illinois Association of Community Action Agencies
John Day	DuPage County Housing Authority
Joe McGavin	AHCOA
Thomas Coomes	Citi Bank
Clint Cole	The Winnebago County Housing Authority
Lisa Tapper	The Affordable Housing Corporation in Lake County
Keith Banks	Evanston Community Development Association
William Howard	First Community Land Trust of Chicago
Thomas Tibbetts	EH1 GP, Inc.
Glenda Hyneman	TF of Illinois
Mike Niehaus	Windsor Development Corporation
Mary Gallardo	The Rock Island Housing Authority
Clint Gingerich	The Rock Island Housing Authority
Jennifer Rodriguez	Kankakee Community Development Agency
Katie Saylor	Kankakee Community Development Agency
Kristi Rameriz	Rock Island Economic Growth Corporation
Brian Hollenback	Rock Island Economic Growth Corporation
Mike Atkins	Rock Island Economic Growth Corporation
Daniel Burke	Preservation of Affordable Housing, Inc.
Jeromy Cannon	Mayer Brown
Bill Daley	Morgan Stanley
Bob Foggio	Morgan Stanley

Dana Bunting  
Tom Monico  
Jerry Wallack  
Mike Pizzuto  
Susan Jun  
Jeff Gertz  
Elizabeth May

Goldman Sachs  
Thomas & Thomas Assoc.  
Kutak Rock  
Stough Group  
Bank of America Merrill Lynch  
JP Morgan Securities  
Chase

With a quorum consisting of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros being present, Vice-Chairman Barker called the meeting to order at 9:37 a.m.

10-IHDA-039 Vice-Chairman Barker introduced Item 1 on the Agenda: Resolution Approving the Minutes of the Meeting of the Members of the Illinois Housing Development Authority held on March 19, 2009.

A motion to adopt the Minutes was made by Ms. Kane and seconded by Ms. Davis; the Minutes were adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-040A Executive Director Materre introduced Tab A under Item 2 on the Agenda: Resolution Extending Commitment of Loan Funds for Trailside Subdivision - Phase I (STF-2654-02) under the Illinois Affordable Housing Program.

Mr. Van Der Woerd stated that by Resolution No. 2007-IHDA-178A, the Authority approved providing Mid Central Community Action (the "Sponsor") funds to make subordinate mortgage loans in connection with the acquisition of single family homes by low income households in the amount of \$480,000. The funds were available to the Sponsor for a two year period expiring May 1, 2010 ("Initial Expiration Date"). The Sponsor has requested that the Authority extend the Initial Expiration Date for a period of six months to November 1, 2010 with respect to a portion of the funds (as described below, the "Extended Funds"). The Extended funds would be used to make subordinate mortgage loans in the amount of \$150,000 to five eligible homebuyers to purchase homes presently in the construction process. The homebuyers' first mortgage loans may be financed by the Authority through its Single Family Mortgage Revenue Bond Program. Mr. Van Der Woerd recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-040B Executive Director Materre introduced Tab B under Item 2 on the Agenda: Resolution Extending Commitment of Loan Funds for Bernard Place at New Englewood Crossing - Phase I (STF-2656-02) under the Illinois Affordable Housing Program.

Mr. Van Der Woerd stated that by Resolution No. 2007-IHDA-178C, the Authority approved providing St. Bernard – PBI Housing L.L.C. (the “Sponsor”) funds to make subordinate mortgage loans in connection with the acquisition of single family homes by low income households in the amount of \$240,000. The funds were available to the Sponsor for a two year period expiring June 19, 2010 (“Initial Expiration Date”). The Sponsor has requested that the Authority extend the Initial Expiration Date for a period of six months to December 19, 2010 with respect to a portion of the funds (as described below, the “Extended Funds”). The Extended Funds would be used to make subordinate mortgage loans in the amount of \$150,000 to five eligible homebuyers to purchase homes presently in the construction process. The homebuyers’ first mortgage loans may be financed by the Authority through its Single Family Mortgage Revenue Bond Program. Mr. Van Der Woerd recommended the Members’ approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-040C

Executive Director Materre introduced Tab C under Item 2 on the Agenda: Resolution Extending Commitment of Loan Funds for 736-38 Dobson Affordable Condominium Project (STF-2735-02) under the Illinois Affordable Housing Program.

Mr. Van Der Woerd stated that by Resolution No. 2007-IHDA-143B, the Authority approved providing Evanston Community Development Association (the “Sponsor”) funds to make subordinate mortgage loans in connection with the acquisition of single family homes by low income households in the amount of \$180,000. The funds were available to the Sponsor for a two year period expiring April 23, 2010 (“Initial Expiration Date”). The Sponsor has requested that the Authority extend the Initial Expiration Date for a period of six months to October 23, 2010 with respect to a portion of the funds (as described below, the “Extended Funds”). The Extended Funds would be used to make subordinate mortgage loans in the amount of \$30,000 to one eligible homebuyer to purchase homes presently in the construction process. The homebuyers’ first mortgage loan may be financed by the Authority through its Single Family Mortgage Revenue Bond Program. Mr. Van Der Woerd recommended the Members’ approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Chairman Newman, Vice-Chairman Barker, Ms. Davis, Ms. Kane and Mr. Lampros.

10-IHDA-040D

Executive Director Materre introduced Tab D under Item 2 on the Agenda: Resolution Authorizing a Grant for West Humboldt Park Homes (STF-50274) under the Illinois Affordable Housing Program.

Mr. Van Der Woerd stated that First Community Land Trust of Chicago (the "Sponsor") has applied to the Authority for a grant in an amount not to exceed \$75,450 in connection with the acquisition of three single family homes by low-income households selected by the Sponsor and known as West Humboldt Park Homes. The grant would be used to lower the purchase price to an affordable price for the homebuyers whose first mortgage loan may be financed by the Authority through its Single Family Mortgage Revenue Bond Program. Mr. Van Der Woerd recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-041

Executive Director Materre introduced Item 3 on the Agenda: Resolution Authorizing Adoption of Amendment to Rules for the Predatory Lending Database Program.

Mr. Van Der Woerd stated that pursuant to Resolution No. 2008-IHDA-137, the Authority was authorized to adopt administrative rules for the Predatory Lending Database Program (the "Program"), which currently operates in Cook County (the "Program Area"). Such administrative rules are codified at 47 Ill. Adm. Code 390 (the "Rules"). Pursuant to Public Act 096-0856, the Program Area has been expanded to include Kane County, Peoria County, and Will County (the "Expanded Program Area"). Mr. Van Der Woerd stated that it is necessary to amend the Rules to include the Expanded Program Area and said that a copy of the proposed amendments to the Rules is attached to this Resolution as Exhibit A. Mr. Van Der Woerd recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of

Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-042

Executive Director Materre introduced Item 4 on the Agenda: Resolution Authorizing the Authority to Enter into Agreements with the Federal National Mortgage Association.

Ms. Pavlik stated that Federal National Mortgage Association (“Fannie Mae”) offers certain products to members of the National Council of State Housing Agencies (“NCSHA”). Fannie Mae requires an agency desiring to offer such products to execute, among other documents, a participating member agreement (collectively, the “FNMA Documents”). Ms. Pavlik stated that the Authority is a member of NCSHA and has determined that it is in its best interest to apply to enter into the FNMA Documents. Ms. Pavlik recommended the Members’ approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-043

Executive Director Materre introduced Item 5 on the Agenda: Resolution Ratifying an Interagency Agreement with the Cook County Board of Commissioners and the Circuit Court of Cook County for the Cook County Mortgage Foreclosure Mediation Program and for entering into Grant Agreements with Housing Counseling Agencies for the foregoing Program.

Ms. Jackson stated that the Cook County Board of Commissioners (the “County”) and the Circuit Court of Cook County (“Court“) wish to establish a Cook County Mortgage Foreclosure Mediation Program whereby selected housing counseling agencies (the “Housing Counseling Agencies”) would provide housing counseling services to residents of Cook County who have foreclosures pending with the Circuit Court of Cook County for the period of March 19, 2010 through March 14, 2011 (the “Mediation Program”). The County and Court have requested that the Authority administer the Mediation Program pursuant to the terms of an Interagency Agreement (the “Agreement”) between the parties whereby the County and Court will provide funds in the amount of \$1,500,000 to the Authority, the Authority will then allocate funds in the amount of \$1,200,000 to the Housing Counseling Agencies and the remaining funds in the amount of \$300,000 will be retained by the Authority for its direct program services and administrative expenses, and the foregoing funds will be paid by the County and Court in four equal installments. The Authority, the County and the Court have determined that it would be mutually beneficial to them and their respective agencies for the Authority

to implement and administer the Mediation Program for the County and Court. The Authority, the County and Court entered into an Agreement in the form attached to this Resolution as Exhibit A, whereby the Authority will implement the Mediation Program. In order for the Authority to receive the first payment due from the County and the Court on April 30, 2010, the County and the Court required the signature of the Authority on the Agreement immediately after approval of the Agreement by the County; therefore, there was not adequate time for the Authority to present a resolution to the Members prior to the Authority executing the Agreement. The Authority requests that the Members ratify the action of the Authority's execution of the Agreement. In order to implement the Mediation Program the Authority will need to hire and enter into agreements with certain housing counseling agencies. Ms. Jackson recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-044

Executive Director Materre introduced Item 6 on the Agenda: Resolution Authorizing State Tax Credits (STC-10178-10) for Live Work Rock Island, Phase VI, Rock Island, Illinois

Mr. Węglarz stated that Rock Island Economic Growth Corporation has applied to the Authority for State Tax Credits in connection with the down-payment and closing cost assistance to buyers of homes in Rock Island, Illinois under an employer assisted housing project known as Live Work Rock Island, Phase VI. Mr. Węglarz recommended the Members' approval of the State Tax Credits in the amount of \$283,735.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045A

Executive Director Materre introduced Tab A under Item 7 on the Agenda: Resolution Authorizing State Tax Credits (STC-10155-10) for Victory Centre of Vernon Hills SA, Vernon Hills, Illinois (Amending Resolution No. 2010-IHDA-21E).

Mr. Węglarz stated that pursuant to Resolution No. 2010-IHDA-21E (the "Prior Resolution"), the Authority authorized a grant in the amount of \$3,845,051 to Vernon Hills SA Associates, LP for the acquisition, construction and permanent financing of a multifamily housing

development to be located on the real estate described on Exhibit A attached to this Resolution and known as Victory Centre of Vernon Hills SA (the "Project"). The Authority also intended to award State Tax Credits for the Project under the Prior Resolution; however, the written record of the Prior Resolution did not contain certain provisions authorizing the Authority to allocate the State Tax Credits to the Project and the Authority has determined it is necessary to amend the Prior Resolution to add such provisions. Mr. Weglarz recommended the Members' approval of State Tax Credits in the amount of \$195,000.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045B

Executive Director Materre introduced Tab B under Item 7 on the Agenda: Resolution Authorizing State Tax Credits (STC-10154-10) and Amending Approval for Authority Financing for Victory Centre of Vernon Hills SLF, Vernon Hills, Illinois (Amending Resolution No. 2010-IHDA-21D).

Mr. Weglarz stated that pursuant to Resolution No. 2010-IHDA-21D (the "Prior Resolution"), the Authority authorized a grant in the amount of \$1,346,626 (the "1602 Grant") to Vernon Hills SLF Associates, LP for the acquisition, construction and permanent financing of a multifamily housing development to be located on the real estate described on Exhibit A attached to this Resolution and known as Victory Centre of Vernon Hills SLF (the "Project"). The Authority also intended to award State Tax Credits for the Project under the Prior Resolution; however, the written record of the Prior Resolution did not contain certain provisions authorizing the Authority to allocate the State Tax Credits to the Project and the Authority has determined it is necessary to amend the Prior Resolution to add such provisions. Since the adoption of the Prior Resolution, the amount of the senior loan for the Project has increased from \$11,400,000 to \$12,101,000 (the "Increased Senior Loan") and the Authority has determined it is in its best interest to subordinate the 1602 Grant to the increased Senior Loan. Mr. Weglarz recommended the Members' approval of State Tax Credits in the amount of \$230,000 and the subordination of the 1602 Grant to the Increased Senior Loan.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045C Executive Director Materre introduced Tab C under Item 7 on the Agenda: Resolution Amending Loan Amounts and Extension of Commitment Date (TCAP-2703-0116-01; SEC-1602-2703-0116-01) for Rock Island Special Needs, Rock Island, Illinois (Amending Resolution No. 2009-IHDA-139A).

Mr. Weglarz stated that pursuant to Resolution No. 2009-IHDA-139A (the "Prior Resolution"), Express Housing 1, LP (the "Owner") was authorized to receive the following: (i) a second position mortgage loan in an amount of \$5,486,006 under the Equity Replacement Program-TCAP (the "TCAP Loan"); and (ii) a grant in an amount of \$3,740,670 under the Equity Replacement Program-Section 1602 (the "1602 Grant") for the construction and permanent financing of a multifamily housing development known as Rock Island Special Needs (the "Project"). Since the adoption of the Prior Resolution, the commitment for the funding expired February 12, 2010. Due to delays related to the first mortgage loan financing of the Project, the Owner has requested that the expiration date be extended to May 31, 2010. The Authority has also determined in is in the best interest of the Project to decrease the TCAP Loan to \$1,871,122 and to increase the 1602 Grant to \$6,794,317. Mr. Weglarz recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045D Executive Director Materre introduced Tab D under Item 7 on the Agenda: Resolution Authorizing Funds Under the Equity Replacement Program (TCAP-10024-0222-02; SEC1602-10024-0222-02) for Magnolia Properties, Newton, Martinsville and Neoga, Illinois.

Mr. Rangel stated that pursuant to Resolution No. 2009-IHDA-152 (the "Prior Resolution"), Magnolia Properties, LP (the "Sponsor") was awarded Federal Tax Credits for the year 2009 in the amount \$95,419 (the "2009 Federal Tax Credits"). The Sponsor was unable to syndicate the 2009 Federal Tax Credits, as set forth more fully in the summary of the Project attached to this Resolution. Accordingly, the Sponsor seeks to return all but \$1,000 of the 2009 Federal Tax Credits and has applied to the Authority for funds under the Equity Replacement Program for the acquisition, rehabilitation and permanent financing of a multifamily housing development located on the real estate described on Exhibit A attached to this Resolution and known as Magnolia Properties. Mr.

Rangel recommended the Members' approval of a Section 1602 grant in an amount not to exceed \$1,153,734.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045E

Executive Director Materre introduced Tab E under Item 7 on the Agenda: Resolution Amending Resolution No. 2010-IHDA-009E, Authorizing Funds under the Equity Replacement Program (TCAP-10052-0213-02; SEC1602-10052-0213-02) for Nehemiah Homes II, Springfield, Illinois.

Ms. Peele stated that pursuant to Resolution No. 2010-IHDA-009E (the "Prior Resolution"), the Authority made an award of funds under the Equity Replacement Program (the "ERP Funds") to Nehemiah Affordable Housing II, LP (the "Sponsor") in connection with the construction of a scattered-site multifamily housing development (the "Project") located on the real estate described in Exhibit A (the "Original Legal Description") attached to this Resolution and to be known as Nehemiah Homes II. The Sponsor is unable to obtain addresses for one-and-a-half parcels (the "Unaddressed Parcels") of the Project's original forty-nine parcels, and the Sponsor has determined that the completion of the Project on the Unaddressed Parcels would be infeasible. Pursuant to Section III.10 of the Authority's Qualified Allocation Plan governing the allocation of Federal Tax Credits, the Sponsor has requested a modification of the Project, whereby the Sponsor desires to continue with the Project by replacing the Unaddressed Parcels with one-and-a-half parcels having a common address of 2005 E. Brown Street, Springfield, Illinois (the "New Parcels"), which are located on real estate described in the revised legal description in Exhibit B attached to this Resolution. Ms. Peele stated that the Authority has determined it is in the best interest of the Project to authorize the modification with respect to the New Parcels. In addition, the Authority has determined it is in the best interest of the Project to decrease a portion of the ERP Funds, with respect to the TCAP loan, to \$1,000,000 and increase a portion of the ERP Funds, with respect to the 1602 Grant, to \$4,243,950. Ms. Peele recommended the Members' approval of the continuation of the Project with the New Parcels, approval of a TCAP mortgage loan in an amount not to exceed \$1,000,000, and approval of a Section 1602 grant in an amount not to exceed \$4,243,950.

A motion to adopt the Resolution was made by Mr. Kochan and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045F

Executive Director Materre introduced Tab F under Item 7 on the Agenda: Resolution Amending Loan and Grant Amounts (MHR-10170-01; SEC1602-10170-0224-02) (Amending Resolution No. 2009-IHDA-174G) and Authorizing a Loan (FAF-10170-01) for McKenzie Falls, Bolingbrook, Illinois.

Ms. Poniecki stated that by Resolution No. 2009-IHDA-174G (the "Prior Resolution"), McKenzie Falls LLC (the "Sponsor") was authorized to receive the following: (i) first position mortgage loans in an amount not to exceed \$10,000,000 under the Authority's Tax-Exempt Bond Program; (ii) a second position mortgage loan in an amount of \$1,700,000 under the HOME Program (the "HOME Loan"); (iii) a grant in an amount of \$6,559,335 under the Equity Replacement Program-Section 1602 (the "1602 Grant"); and (iv) State Tax Credits in a amount not to exceed \$466,578 for the construction and permanent financing of a multifamily housing development, to be located on the real estate described on Exhibit A attached to the Resolution and known as McKenzie Falls (the "Project"). Since the adoption of the Prior Resolution, the senior lender has amended its financing terms and the equity syndicator has reduced the amount of equity available for the Project during the construction period and the Authority has determined it is necessary to amend the terms of the HOME Loan and 1602 Grant and, in addition, provide a mechanism to bridge in the deferred tax credit equity during the construction period for the Project. In order to maintain financial feasibility of the Project, the Authority recommends decreasing the amount of the HOME Loan to \$1,100,000 and increasing the amount of the 1602 Grant to \$7,159,210. Ms. Poniecki stated that the Authority has previously entered into four Financing Adjustment Factor Refunding Agreements (the "FAF Agreements") with the United States Department of Housing and Urban Development, which provide that that the Authority is entitled to receive fifty percent (50%) of the proceeds recaptured through the refunding of certain bonds originally issued by the Authority to provide financing for certain multi-family residential housing developments (the "FAF Program"). The Sponsor has requested that the Authority approve a loan from the FAF Program for the Project in the amount of \$1,824,970 (the "FAF Loan") to cover deferred tax credit equity contributions unavailable during the construction period for the Project. Ms. Poniecki recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045G Executive Director Materre introduced Tab G under Item 7 on the Agenda: Resolution Authorizing Extension for Trust Fund Loan (HTF-2616-01) and an Increase in Funds under the Equity Replacement Program (TCAP-2616-0124-01, SEC1602-2616-0124-01) for Jerseyville Estates SLF, Jerseyville, Illinois.

Ms. Poniecki stated that by Resolution Nos. 2007-IHDA-082D and 2009-IHDA-128C (the "Prior Resolutions"), The manor at Jerseyville Glen, LP was authorized to receive a loan under the Trust Fund Program in an amount not to exceed \$1,000,000 (the "Trust Fund Loan") and financing under the Equity Replacement Program via a grant of 1602 Funds in an amount not to exceed \$1,441,034 (the "1602 Grant") and a TCAP loan consisting of Tranche A and Tranche B in an amount not to exceed \$3,036,551 (the "TCAP Loans") for the construction of a multifamily housing development described on Exhibit A attached to this Resolution and known as Jerseyville Estates SLF (the "Project"). Since the adoption of the Prior Resolution, the senior lender is no longer agreeable to further extending a commitment or providing financing to the Project with previously approved terms. In order to maintain financial feasibility of the Project, the Authority is recommending a revised financing structure which includes amending the amounts of the TCAP Loans and 1602 Grant so that the new recommended amount of the TCAP Loans is not to exceed \$4,280,705, with the recommended TCAP-Tranche A loan in an amount not to exceed \$2,700,000 and the new recommended TCAP-Tranche B loan in an amount not to exceed \$1,580,705, and the new recommended 1602 Grant in an amount not to exceed \$1,782,497. Ms. Poniecki stated that the commitment for the Trust Fund Loan expired on February 29, 2008 and the Authority is recommending an extension of this commitment. Ms. Poniecki recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-045H Executive Director Materre introduced Tab H under Item 7 on the Agenda: Resolution Amending the Amount of Federal Tax Credits Returned (FTC-10053-09) and Ownership and Issuance of TCAP Funds and Extending the Commitment Date for the 1602 Grant and Trust Fund Loan (HTF-10053) for Golden Oaks Senior Apartments, Litchfield and Hillsboro, Illinois (Amending Resolution No. 2009-IHDA-174D).

Mr. Johnson stated that by Resolution No. 2009-IHDA-174D, Golden Oaks Senior Development Corporation (the "Sponsor") was awarded a

grant of 1602 Funds in the amount of \$2,318,902 (the "1602 Grant") and a loan from the Trust Fund Program in the amount of \$750,000 (the "Trust Fund Loan") for the construction and permanent financing of a multifamily housing development to be located on the real estate described on Exhibit A attached to this Resolution and known as Golden Oaks Senior Apartments (the "Project"). The Sponsor has requested to retain \$1,000 of 2009 Federal Tax Credit Reservation Amount and the Authority has returned \$366,248 of 2009 Federal Tax Credit Reservation Amount. Due to the retention of Federal Tax Credits, the Sponsor has requested a name change in the Owner. Also, the Commitment for the 1602 Grant and the Trust Fund Loan expired on February 12, 2010. Due to the processing delays related to the financing of the Project, the Sponsor has requested that the commitment expiration date be extended to July 30, 2010. The Sponsor has also requested a TCAP loan in an amount not to exceed \$516,507 and a decreased 1602 Grant in an amount not to exceed \$1,824,703. Mr. Johnson recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-046

Executive Director Materre introduced Item 8 on the Agenda: Resolution Authorizing Adoption of Amendments to Rules for the Illinois Affordable Housing Tax Credit Program.

Ms. Poole stated that by Resolutions Nos. 2001-IHDA-139, 2001-IHDA-120, 2003-IHDA-003, and 2006-IHDA-038, the Authority has adopted rules for the Illinois Affordable Housing Tax Credit Program (the "Rules") and subsequently amended those Rules. Ms. Poole stated that it is necessary to further amend the Rules to authorize new policies under the Program and that a copy of the proposed amendments to the Rules is attached to this Resolution as Exhibit A. The amended language is the underscored language in Exhibit A. Ms. Poole recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Kane; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-047

Executive Director Materre introduced Item 9 on the Agenda: Resolution Authorizing Account at JP Morgan Chase Bank, N.A. in Connection with the Cook County Foreclosure Mediation Program.

Ms. Ryan stated that the Authority will be receiving funds from the Cook County Board of Commissions (“Cook County”) and the Circuit Court of Cook County (the “Court”) for the operation of the Cook County Mortgage Foreclosure Mediation Program (the “Program”). The Authority will be disbursing funds to operate the Program including fees payable to certain housing counseling agencies. The terms of the Interagency Agreement (the “Agreement”) between the Authority, Cook County and the Court for the Program require that a separate bank account be established by the Authority in order to account for disbursements for the administration and operation of the Program (the “Account”). Ms. Ryan stated that the Authority has determined that it is in its best interest to establish the Account which is to be known as the Cook County Foreclosure Mediation Program Account at JP Morgan Chase Bank into which funds for the Program shall be deposited and disbursed in accordance with the terms of the Agreement. Ms. Ryan recommended the Members’ approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Kochan and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-048

Executive Director Materre introduced Item 10 on the Agenda: Resolution Authorizing Account at JP Morgan Chase Bank, N.A. in Connection with Section 1602 of the American Recovery and Reinvestment Act of 2009.

Ms. Ryan stated that Authority has established an account known as the Low-Income Housing Tax Credit Grant Account at JP Morgan Chase Bank, N.A. (“Chase Bank”) into which the Authority has deposited funds from the U.S. Department of the Treasury pursuant to certain provisions of the American Recovery and Reinvestment Act of 2009 and from which the Authority has made, and will continue to make, sub-awards. The Authority has determined that it is in its best interest to establish an account at Chase Bank to be known as the Low Income Housing Tax Credit Grant Development Escrow Account (“LIHTCG Escrow Account”) into which the Authority shall deposit reserves in connection with the developments to which sub-awards are made. Ms. Ryan stated that the Authority intends to purchase securities with proceeds from the LIHTCG Escrow Account and has determined it is in its best interest to establish a custodian account at Bank of New York Mellon to hold any securities

purchased with proceeds from the LIHTCG Escrow Account. Ms. Ryan recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Lampros; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-049

Executive Director Materre introduced Item 11 on the Agenda: Resolution Authorizing an Agreement with Benedict Group, Inc.

Mr. O'Callaghan stated that the Authority is the licensee of certain loan servicing software (the "Software") from the Benedict Group, Inc. (the "Vendor"). By Resolution No. 2009-IHDA-045, the Authority has previously entered into an agreement with the Vendor for support of the Software, which expires on June 30, 2010. The Authority has a continuing need for the Software and has determined it is necessary to enter into a new agreement with the Vendor. Pursuant to the small purchase provision of the Illinois Procurement Code, 30 ILCS 500/20-20, the Authority desires to enter into the new agreement with the Vendor for the one (1) year period from July 1, 2010 to June 30, 2011 at a fee not to exceed \$30,000. Mr. O'Callaghan recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-050

Executive Director Materre introduced Item 12 on the Agenda: Resolution Authorizing a Software Maintenance Agreement with The Mitas Group, Inc.

Mr. O'Callaghan stated that the Authority is the licensee of certain loan servicing software (the "Software") from the Mitas Group, Inc. (the "Vendor"). Pursuant to Resolution No. 2009-IHDA-046, the Authority has previously entered into an agreement with the Vendor for support of the Software, which expires on June 30, 2010. The Authority has a continuing need for the Software and has determined it is necessary to enter into a new agreement with the Vendor. Pursuant to the sole source provisions of the Illinois Procurement Code, 30 ILCS 500/20-25, the Authority desires to enter into the new agreement with the Vendor for the

one (1) year period from July 1, 2010 to June 30, 2011 at a fee not to exceed \$84,000. Mr. O'Callaghan recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-051

Executive Director Materre introduced Item 13 on the Agenda: Resolution Authorizing a Software Lease Agreement with The Mitas Group, Inc.

Mr. O'Callaghan stated that the Mitas Group, Inc. (the "Vendor") is the sole owner, and sole provider of maintenance and support, of certain computer software necessary for managing electronic documents and images (the "Electronic Documents Software") leased by the Authority and used in connection with the origination and servicing of single family mortgage loans. Pursuant to Resolution No. 2009-IHDA-119, the Authority has previously entered into an agreement (the "Current Agreement") with the Vendor, which provides that the Vendor will lease the Electronic Documents Software to the Authority and provide maintenance and support for the Electronic Documents Software. The Current Agreement expires on June 30, 2010. Pursuant to the small purchase provision of the Illinois Procurement Code, 30 ILCS 500/20-20, the Authority has determined it is necessary to renew the Current Agreement with the Vendor for the one (1) year period from July 1, 2010 to June 30, 2011 at a fee not to exceed \$12,000. Mr. O'Callaghan recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Kane and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-052

Executive Director Materre introduced Item 14 on the Agenda: Resolution Authorizing an Agreement with Hilton Hotels Corporation

Ms. Dougé stated that the Authority has been designated by the Governor to host a conference on affordable housing (the "Conference"), which is scheduled to be held on September 27 and 28, 2010. The Authority has determined that it needs to lease facilities (the "Conference Space") and contract for food and beverages (the "Food and Beverages") in connection with the Conference. The Conference Space and the Food and Beverages

are sometimes collectively referred to herein as the “Services”. The Authority has determined that the Hilton Hotels Corporation (the “Vendor”) is best able to provide the Services. The Vendor has offered to lease the Conference Space to the Authority at a cost not to exceed \$400 and to provide the Food and Beverages at a cost not to exceed \$50,000. Ms. Dougé stated that the Authority desires to enter into an agreement with the Vendor for the Services at a total cost not to exceed \$50,400 and recommended the Members’ approval.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-053

Executive Director Materre introduced Item 15 on the Agenda: Resolution Authorizing Purchase of Automobiles.

Ms. Adams stated that the Illinois Department of Central Management Services (the “CMS”) has entered into a master contract (the “Master Contract”) with Wright Automotive, Inc. (the “Vendor”), wherein state agencies purchase automobiles for their business needs from the Vendor. The Authority has previously purchased automobiles for its business needs through master contracts established by CMS. Ms. Adams stated that the Authority has a continuing need for automobiles and desires authorization to purchase three (3) automobiles from the Vendor pursuant to the Master Contract for a fee of \$14,521 for each automobile, plus any fees for title, taxes, licenses, etc. Total aggregate cost for the purchase of the automobiles shall not exceed \$45,000. Ms. Adams recommended the Members’ approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Kochan and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

Vice-Chairman Barker moved that the Board retire immediately to a closed session pursuant to the exceptions noted under Paragraph 2 (c) (6) and 2 (c) (11) of the Open Meetings Act to discuss the following subjects: the sale of real estate and litigation. Mr. Lampros seconded the motion, voting was done by a roll-call vote, and the Board approved the motion by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros. At 10:26 a.m., the Board adjourned to closed session.

The Board reconvened in Open Session at 11:12 a.m.

10-IHDA-054 Executive Director Materre introduced Item 16 on the Agenda: Resolution Authorizing Purchase of Senior Loan for Courts of Cicero, Cicero, Illinois (H-008 and H-009).

Mr. Hernandez stated that the Resolution was discussed at closed session and the decision was not to vote on it.

10-IHDA-055 Executive Director Materre introduced Item 17 on the Agenda: Resolution Authorizing Purchase of Senior Loan for East Douglas Apartments (H-051/HTF-334).

Mr. Hernandez stated that the Resolution was discussed at the closed session and the decision was not to vote on it.

10-IHDA-056 Executive Director Materre introduced Item 18 on the Agenda: Resolution Authorizing Release of Mortgages and Regulatory Agreement for Revera Project (H-038).

Mr. Hernandez stated that, on October 14, 1994, the Authority has previously made two (2) mortgage loans to Revera Limited Partnership (the "Owner"), as follows: (i) a loan from its HOME Program in the original principal amount of \$1,295,000 ("First HOME Loan") and (ii) a loan from its HOME Program in the original principal amount of \$555,000 ("Second HOME Loan"; First HOME Loan and Second HOME Loan are hereinafter collectively referred to as the "Loans"). The proceeds of both Loans were used to finance the acquisition, rehabilitation and permanent financing of three buildings known as 512 South Chicago, 950 East Merchant and 1260 East Merchant, Kankakee, Illinois (collectively, the "Development"). The Loans are evidenced by two promissory notes, are secured by two second mortgages (the "Mortgages") and are governed by a certain Regulatory and Land Use Restriction Agreement (the "Regulatory Agreement"). Centru Bank as successor by merger to Kankakee Federal Savings Bank (the "Senior Lender") made a first mortgage loan in the amount of \$304,000 (the "Senior Loan"). Mr. Hernandez stated that the Senior Loan is presently in default and the Senior Lender has filed a foreclosure suit. The Authority attempted to work with the Senior Lender and the Owner to direct a sale from the Owner to a buyer who would have agreed to maintain the affordability; the Authority issued a notice of sale seeking proposals for the purchase of the Development. The Authority

received only one proposal that was not acceptable to the Senior Lender. At the sheriff sale on April 7, 2010, the Senior Lender elected to bid its entire judgment amount against the improvement located at 512 South Chicago and to release its mortgage and other loan documents against the improvements located at 950 East Merchant and 1260 East Merchant. The Senior Lender will become the owner of the improvement located at 512 South Chicago unless the Authority purchases the Senior Loan. Mr. Hernandez further stated that if the Authority were to purchase the Senior Loan and were to take title to the Development, the Authority would be required to make substantial repairs and pay carrying costs without any evidence that the buildings would be marketable. Mr. Hernandez said that the Authority has determined that it is in its best interest to release the Mortgages, Regulatory Agreement and any other loan documents recorded against the Development. Mr. Hernandez recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Ms. Davis; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-057 Executive Director Materre introduced Item 19 on the Agenda: Resolution Authorizing Sale of Boulevard Manor (HTF-1176).

Mr. Hernandez stated that, as it was discussed at the closed session, the Authority made a first mortgage loan in the amount of \$1,000,000 (the "Loan") to Wanda and Martin Grant, d/b/a Grant and Associates (the "Former Owner") for the acquisition, rehabilitation and permanent financing of two buildings known as 1338 S. Albany and 1246 S. Lawndale in Chicago (the "Development"). The Loan went into default in June 2006, and after repeated efforts to engage the Former Owner in a workout, the Authority commenced foreclosure proceedings in May 2008 and was awarded a judgment of foreclosure. The Authority was the winning bidder at the sheriff's sale and became the owner of the Development on April 20, 2009. Mr. Hernandez stated that the Authority entered into a listing agreement on March 1, 2010 with Building #1 Realty Services Inc. to act as broker with each address to be sold individually. The Authority received a cash offer from Mr. TEN LLC (the "Buyer") to purchase 1338 S. Albany for \$135,000 and 1246 S. Lawndale for \$48,000 for total of \$183,000 for the Development (the "Purchase Price"). Mr. Hernandez stated that the Authority received several bids for the purchase of 1338 S. Albany individually and did not receive any other bids for 1246 S. Lawndale. Mr. Hernandez stated that the Authority has determined that it is its best interest to sell the Development "as-is" to the Buyer in an

amount not less than the Purchase Price. Mr. Hernandez recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Ms. Davis and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

10-IHDA-058

Executive Director Materre introduced Item 20 on the Agenda: Resolution Amending Additional Signature Authority of Various Employees (Amending Resolution No. 2009-IHDA-186).

Ms. Kenney stated that Article IV, Section 1 of the Illinois Housing Development Authority's (the "Authority") By-Laws (the "By-Laws") permits the Executive Director to appoint employees as are necessary for the effective transaction of Authority business. The Executive Director has from time to time exercised this authority and appointed various employees to sign on her behalf as necessary to accommodate the effective transaction of Authority business. By Resolution 2009-IHDA-186 (the "Prior Resolution") the Authority has previously approved appointments by and granted signature authority to various Authority officers and employees. Since then the Authority has undergone certain organizational and personnel changes and therefore has determined that it is necessary to amend the Prior Resolution designating signature authority. Ms. Kenney stated that the Authority seeks to amend and restate the Prior Resolution by adding the underlined language, and deleting the stricken language herein. All other aspects of the Prior Resolution shall remain the same. Ms. Kenney recommended the Members' approval of the Resolution.

A motion to adopt the Resolution was made by Mr. Lampros and seconded by Mr. Kochan; the Resolution was adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

Presentation 1

For Presentation 1, Finance Committee Report, Vice-Chairman Barker recommended the Members' approval of the Minutes from the March 19, 2010, Finance Committee meeting.

A motion to adopt the Minutes was made by Mr. Barker and seconded by Ms. Davis; the Minutes were adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

Presentation 2 For Presentation 2, Multifamily Status Report as of March 31, 2010, Vice-Chairman Barker referred the Members to the Board materials.

Presentation 3 For Presentation 3, Audit Committee Minutes, Mr. Lampros recommended the Members' approval of the Minutes from the February 19, 2009 Audit Committee meeting.

A motion to adopt the Minutes was made by Ms. Davis and seconded by Mr. Barker; the Minutes were adopted by the affirmative votes of Vice-Chairman Barker, Ms. Davis, Ms. Kane, Mr. Kochan and Mr. Lampros.

There being no further business, Vice-Chairman Barker adjourned the meeting at 11:19 a.m.