

Illinois Housing Development Authority  
Asset Management Committee Meeting  
Minutes – November 18, 2016

In attendance:

Sam Tornatore, King Harris (Committee Members), Tim Veenstra, Steve Gladden, Cheryl Cooper, Michael Ansani, James Scudder, Jennifer Miller (Asset Management) Mary Neilson, Peggy Torrens (Loan & Portfolio Management). Audra Hamernick (Executive)

The meeting was called to order by Tim Veenstra at 9:03 am, 111 E. Wacker Dr., Executive Conf. Rm.

1. Review of the Minutes from the August 19, 2016 Asset Management Committee Meeting
  - a. The Minutes were reviewed and referred to the Members of the Authority for adoption.
2. Lake Shore Plaza Update
  - a. Elevator Modernization Program Overview update
3. Multifamily Report Outs:
  - a. Burnham Manor – TEB-2279 Partial release and sale of collateral/Loan Prepayment
  - b. Lincoln-Douglas/Cardinal – ML-142 Loan pay-off and release of Regulatory Agreement
  - c. Lake Park Crescent – FAF-041 Modification of first mortgage note and re-subordination
  - d. Heritage Woods of Gurnee – TC-10285-10 Modification of first mortgage note
  - e. South Shore Apartments – HTF-027 Subordination agreement to a new first lien holder
  - f. Scattered Sites in Chicago – Transfer of physical assets/Assignment of Regulatory Agreements
4. Loan and Portfolio Management Overview as of September 30, 2016.
5. Asset Management Portfolio Overview as of September 30, 2016.
6. Loan Monitoring Agenda – October 13, 2016.

The meeting adjourned at 9:55 am.

**LAKE SHORE PLAZA  
CHICAGO, ILLINOIS  
IHDA  
DEVELOPMENT NO. ML-181**

**February 17, 2017 Asset Management Committee Meeting**

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<b>LAKE SHORE PLAZA BY THE NUMBERS</b>	<b>11/30/16</b>	<b>12/31/16</b>	<b>01/31/17</b>	<b>Total</b>
<b>Occupancy – Residential</b>	<b>92%</b>	<b>91%</b>	<b>92%</b>	<b>92%</b>
<b>Occupancy – Commercial</b>				
<b>Rent Collections – Residential</b>	<b>101%</b>	<b>101%</b>	<b>95%</b>	<b>99%</b>
<b>Rent Collections - Commercial</b>				

**Residential**

There were 22 move-outs and 22 move-ins during the period ending January 31, 2017. At the end of period, 2 residents are in legal for non-payment of rent. Rent collections for the same period averaged 99%.

Management hosted its Annual Winter Event in December, expressing their gratitude to residents with music, a hot dinner and conversation.

The laundry room lease was extended for 2 years through July 31, 2019.

**Commercial**

Cook County has started billing leaseholders directly for taxes related to commercial units. Management is working with tenants on real estate taxes imposed by the County for 2015, and our legal department is working with the County to determine the validity of this practice when we, as owner, are a tax-exempt agency.

Five leases are expiring in the first quarter of 2017; three are expected to renew. F.H. Paschen, who leases two units for construction site office space, will not be renewing.

**Physical**

The elevator replacement project began in January and is on schedule for April completion of the first elevator. The property achieved a REAC score of 98a on their last inspection dated July 2015.

**Other**

Open position for a leasing agent.

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY**

**Request to Subordinate Trust Fund Loan**

**Project ID:** HTF-1340  
**Project Name:** Renaissance North  
**Primary Address:** 535 West North Avenue  
**City:** Chicago  
**Zip Code:** 60610  
**Population:** Non-elderly

**Special Assets Manager:** Stephen Gladden  
**Attorney:** Rebecca Janovsky  
**Loan Committee Date:** 12/14/2016

**Primary Sponsor:** RRG Development, Inc.  
**Contact Person:** Nancy Kapp  
**Address:** 2001 West Churchill Street  
**City, State, Zip:** Chicago, IL 60647  
**Phone:** 773-278-8448, ext. 211  
**Email:** [njkapp@renaissancecos.us](mailto:njkapp@renaissancecos.us)



**Financial Overview\*** Net Income: \$401,881 Debt Coverage: 1.93  
 Combined Debt Service: \$374,793 Occupancy: 98%  
 Value: \$5,898,200 Operating Ex: \$715,180

\*2015 Audit Report

**Project Description**

Renaissance North is an existing five story masonry building with 59 rental units, three commercial spaces, management/social services offices and community room with 63 indoor parking spaces. The units are mix of studio, one, two and three bedroom units with rents ranging from \$350 to \$2050 per month at the time of initial lease-up. Eighteen of the units are CHA replacement housing, twelve units are low income and 29 units are market rate. The development is in response to an RFP from the city of Chicago's Department of Planning and Development for a mixed use development on the site and Cabrini-Green replacement housing. Financing for Renaissance North consists of variable rate tax exempt bonds issued by the city of Chicago, Chicago HOME funds, CHA Hope VI funds, IHDA Trust Fund loan, FHLB grant and equity from the syndication of low income housing tax credits.

**Total Units:**

	Studio	One	Two	Three	Four	Five	Total
CHA Units		3	9	6			18
Tax Credit	6	1	5				12
Unsubsidized		2	27				29
<b>Total</b>	6	6	41	6			<b>59</b>

**Proposal Summary**

The owner is requesting IHDA's consent to resubordinate its existing Trust Fund loan to a new \$4,142,700 fixed rate first mortgage. This new financing would retire the current bonds issued in 2001. The proposed lender, Lancaster Pollard, would provide a 17 year, 30 year amortizing loan with an interest rate of 4.62%. The new monthly payment would be \$21,205.23. The development anticipates no capital improvement needs at this time and the owner has made mortgage payments as agreed for all required debt service. The development is risk rated 3 (subordinate loan) and the overall development rating is "B"

**Debt Structure (Current)**

Lender	Amount	Rate	Amortization	Term	Maturity	Debt Ser (yr)	Balance	Comments
Tax Exempt Bond	\$4,800,000	6.75%*	30	30	11/1/2032	\$164,738	\$3,830,000	
Chicago HOME	\$3,050,000	1.00%	30	30	11/1/2032	\$0	\$3,401,918	
IHDA Trust Fund (HTF-1340)	\$750,000	1.00%	30	30	11/1/2032	\$1,200	\$750,000	
CHA Hope VI	\$1,838,700	0.00%	30	30	10/31/2042	\$0	\$1,838,700	
FHLB	\$400,000	0.00%			12/31/2039	\$0	\$400,000	
<b>Total</b>	<b>\$10,838,700</b>					<b>\$165,938</b>		

\* Original rate with 5 year swap, current debt service based on lower floating rate; current estimated rate is 1.45%. Initial annual debt service was projected at \$373,593  
 Interest +principal, letter of credit fee, remarketing fee, trustee fee = current debt service shown.

**Debt Structure (Proposed)**

Lender	Amount	Rate	Amortization	Term	Maturity	Debt Ser (yr)	Balance	Comments
FHA Insured Mortgage	\$4,142,700	4.62%	30	17	11/1/2033	\$254,463		Balloon pmt yr 17
Chicago HOME	\$3,401,918	1.00%	30	30	11/1/2032	\$20,000	\$3,401,918	P&I due at term
IHDA Trust Fund (HTF-1340)	\$750,000	1.00%	30	30	11/1/2032	\$1,200	\$750,000	P&I due at term
CHA Hope VI	\$1,838,700	0.00%	30	30	11/1/2032	\$0	\$1,838,700	
FHLB (RSSI)	\$400,000	0.00%	N/A		12/31/2039	\$0	\$400,000	
<b>Total</b>	<b>\$10,533,318</b>					<b>\$275,663</b>		

**Recommendation:**

Asset Management Services recommends IHDA consent to re-subordinating the existing Trust Fund loan based on the following:

1. The new financing would allow the owner to take advantage of the current interest rates and improve the financial stability of the development. The project will move from an unpredictable variable rate to fixed rate for the next 17 years.
2. The subordination would not expose the agency to additional risk.

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY**

**Request to Re-subordinate Section 1602 Agreement, Extended Use Agreement, IAHTC Agreement**

**Project ID:** ERP0215-10155  
**Project Name:** Victory Centre of Vernon Hills Senior Apts  
**Primary Address:** 97 West Phillip Road  
**City:** Vernon Hills  
**Zip Code:** 60061  
**Population:** Elderly  
**Primary Sponsor:** Vernon Hills SA Associates, L.P.  
**Contact Person:** Jerome Finis/Cassidy Stachowicz  
**Address:** 333 W. Wacker Dr., Ste 1010  
**City, State, Zip:** Chicago, IL 60606  
**Phone:** 312-837-0701  
**Email:** [CStachowicz@PathwaySL.com](mailto:CStachowicz@PathwaySL.com)

**Special Assets Manager:** Stephen Gladden  
**Attorney:** Brent Butcher  
**Loan Committee Date:** 12/5/2016



**Project Description**

Victory Centre of Vernon Hills Senior Apartments is an existing five story masonry building with 111 rental units (90 one-bedroom and 21 two-bedroom). Amenities include on-site management/social services offices, community room, library, laundry facilities on each floor and an exercise room. There are 111 surface parking spaces. Twelve of the units are set aside for supportive housing for seniors. This development is adjacent to a 120 unit Supportive Living Facility that was developed, built and financed at the same time. At the time of initial leasing, rents ranged from \$377 to \$875 per month. Initial financing for Victory Centre Vernon Hills Senior Apartments consisted of a HUD insured first mortgage, Section 1602 equity grant from IHDA, Lake County HOME funds and tax credit equity from the syndication of federal low income and state affordable housing tax credits.

**Total Units:**

	Studio	One	Two	Three	Four	Five	Total
30% AMI		12					12
50% AMI		28	6				34
60% AMI		50	15				65
<b>Total</b>		90	21				<b>111</b>

**Proposal Summary**

The owner is requesting IHDA's consent to resubordinate its existing Section 1602 Grant Agreement, Extended Use Agreement and IAHTC Agreement to a new \$3,145,000 fixed rate first mortgage. This new financing would retire the current debt issued in 2010. The proposed lender, Wells Fargo, would provide a 34.3 year amortizing loan with an interest rate of 4.25% all in. The new monthly payment would be \$14,780. The development anticipates no capital improvement needs at this time, however repair estimates and replacement reserve deposits will be confirmed through a HUD approved PNA. The development is risk rated "3".

**Debt Structure (Current)**

Lender	Amount	Rate	Amortization	Term	Maturity	Debt Ser (yr)	Balance	Comments
HUD insured mortgage	\$3,145,000	5.65%	40	40	11/1/2050	\$200,653	\$3,032,242	DS includes MIP
IHDA Section 1602 grant	\$3,745,049				1/1/2027	\$0	\$3,745,049	
Lake County HOME grant	\$216,080					\$0	\$216,080	
Tax Credit equity - NEF	\$21,083,679					\$0		
<b>Total</b>	<b>\$28,189,808</b>							

**Debt Structure (Proposed)**

Lender	Amount	Rate	Amortization	Term	Maturity	Debt Ser (yr)	Balance	Comments
Wells Fargo mortgage	\$3,145,000	4.25%	34.3	34.3	6/1/2051	\$177,359		DS Includes MIP
IHDA Section 1602 grant	\$3,745,049				1/1/2027	\$0	\$3,745,049	Forgiven at term
<b>Total</b>	<b>\$6,890,049</b>							

**Recommendation:**

Asset Management Services recommends IHDA consent to re-subordinating the existing Section 1602 Agreement, EUA and IAHTC Agreement based on the following:

1. The new financing would allow the owner to take advantage of the current interest rates and improve the financial stability of the development.
2. The subordination would not expose the agency to additional risk.

## **NOTICE OF SALE**

The Illinois Housing Development Authority (“IHDA”) is seeking proposals for the purchase of three properties commonly known as Southern Illinois Manor Homes for Special Needs, located in New Baden, Breese, Mascoutah and Belleville Illinois (the “Property”). Each home is comprised of 1 two story building with a two-three units and two bedroom apartments in each. The property was financed by the use of Federal Low Income Housing Tax Credits and this request is in accordance with Section 42(h) (6) (E) (i) (II) of the Internal Revenue Code.

### **Information Regarding the Property**

As set forth in Exhibits A, B, C, D attached hereto, are certain details related to the Property that may assist you in preparing an offer. Please be advised that IHDA has relied on information provided by third parties in assembling this notice. IHDA makes no representations or warranties whatsoever, express or implied, with respect to content, completeness or accuracy of the information. **Please contact Michael Ansani at (312) 836-5205 or by email at mansani@ihda.org to schedule a time to view the Property and/or the documents.**

### **Proposals**

Proposals will be accepted at any time until further notice. The proposals must include the following information:

- The names of the party or parties making the proposal
- The proposed purchase price
- Intended plan for ownership and financial structure
- Evidence of financial and property management qualifications
- A plan detailing any proposed rehabilitation, if required
- A proposed closing date and timetable for implementation of any proposed rehabilitation
- The proposed plan of affordability of the Property

Please submit proposals to Illinois Housing Development Authority, Attn: Michael Ansani, Asset Management Services, 111 East Wacker Drive, Suite 1000, Chicago, IL 60601. **IHDA reserves the right to reject any proposal.**

## EXHIBIT A

### PROPERTY INFORMATION

**Development Name:** Southern Illinois Manor #3

**Address:** 1054 & 1056 Cool Valley Drive  
Belleville, IL 62265

**Project Number:** TC-1030-97

**Asking Price:** \$348,038

**Total Number of Units:** 2

**Amenities:** None

**Rental Range:** \$700 - \$1,000

**Description:** Two story walkup, wood frame construction.

**Existing Rental Restrictions:** Land Use Restriction Agreement – must be occupied by tenants whose income at the time of initial occupancy does not exceed 60% of the area median income and with special needs.

## EXHIBIT B

### PROPERTY INFORMATION

**Development Name:** Southern Illinois Manor #3

**Address:** 93 North 8<sup>th</sup> St  
New Baden, IL 62265

**Project Number:** TC-614-93

**Asking Price:** \$188,848

**Total Number of Units:** 2

**Amenities:** None

**Rental Range:** \$700 - \$1,000

**Description:** Two story walkup, wood frame construction.

**Existing Rental Restrictions:** Land Use Restriction Agreement – must be occupied by tenants whose income at the time of initial occupancy does not exceed 60% of the area median income and with special needs.



## EXHIBIT C

### PROPERTY INFORMATION

**Development Name:** Southern Illinois Manor #3

**Address:** 93 Nathan St  
Mascoutah, IL 62265

**Project Number:** TC-792-94

**Asking Price:** \$190,115

**Total Number of Units:** 2

**Amenities:** None

**Rental Range:** \$700 - \$1,000

**Description:** Two story walkup, wood frame construction.

**Existing Rental Restrictions:** Land Use Restriction Agreement – must be occupied by tenants whose income at the time of initial occupancy does not exceed 60% of the area median income and with special needs.

## EXHIBIT D

### PROPERTY INFORMATION

**Development Name:** Southern Illinois Manor

**Address:** 1833 Truman Drive  
Mascoutah, IL 62230

**Project Number:** TC-110-98

**Asking Price:** \$281,917

**Total Number of Units:** 3

**Amenities:** None

**Rental Range:** \$700 - \$1,000

**Description:** Two story walkup, wood frame construction.

**Existing Rental Restrictions:** Land Use Restriction Agreement – must be occupied by tenants whose income at the time of initial occupancy does not exceed 60% of the area median income.

## Delta Terrace Apartments

208 12<sup>th</sup> Street  
Cairo, IL 62914

**\$150,000**

10 Units of Permanent Supportive Housing

**Built 2010**



**ILLINOIS HOUSING  
DEVELOPMENT AUTHORITY**



Don't miss this opportunity to own Delta Terrace Apartments! Located in Alexander County, Delta Terrace is a 10 unit apartment building built in 2010 as permanent supportive housing. The development consists of 8 one-bedroom and 2 two-bedroom apartments.

Amenities include a meeting room for case management services, community room with kitchen, laundry room and a fenced side yard with patio, picnic tables and two built-in grills. Two of the units are fully accessible and the remaining units are adaptable. Common areas and units have sprinklers. Off street parking is available.

Presently, the owner pays all utilities, however, the units are individually metered. All units are subject to income restrictions currently set at 50% of the Alexander County Area Median Income (AMI). The current income limits are: \$25,000 for 1 person, \$28,550 for 2 persons, \$32,150 for 3 persons and \$35,700 for a 4 person household. The restrictions must remain in place for the next 15 years.

Units: 10  
8 – 1 BR/1 Ba  
2 – 2 BR/ 1 Ba  
Central Air: Yes  
Heat: Gas  
Flooring: Vinyl tile  
and carpet

Occupancy: 80%  
EGI: \$62,000  
Expenses: \$56,748  
Rent Schedule:  
One BR - \$493  
Two BR - \$620

For more details contact:  
Lauren Pilot  
Phone: 312-836-8578  
Email: [lpilot@ihda.org](mailto:lpilot@ihda.org)  
IHDA  
111 East Wacker Dr.  
Suite 1000  
Chicago, IL 60601



# Loan and Portfolio Management Portfolio Overview

Quarter End  
12/31/2016

# Table of Contents

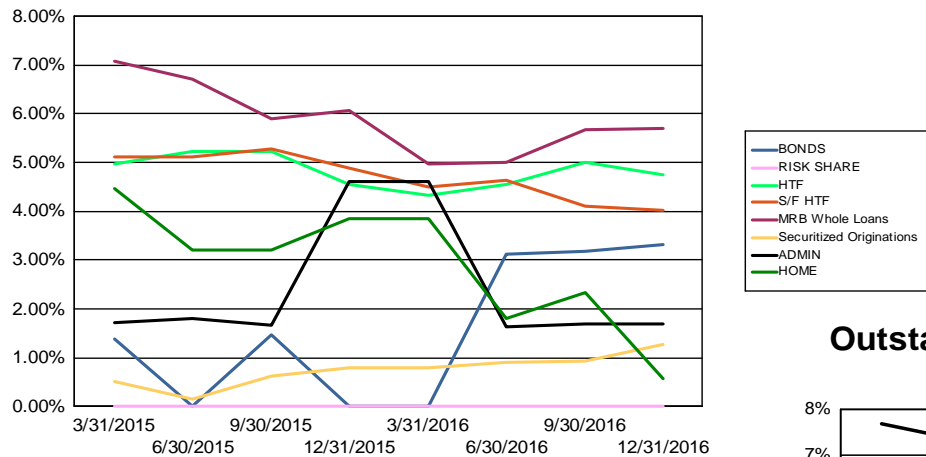
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- Delinquency Trending by Program Type
- Program Type Delinquency Overview
- Program Type Weighted Months to Maturity Overview
- Single Family Portfolio:
  - Single Family Housing Trust Fund
  - Single Family Program 2<sup>nd</sup> Mortgages
  - Single Family Whole Loans

# Delinquency Trending

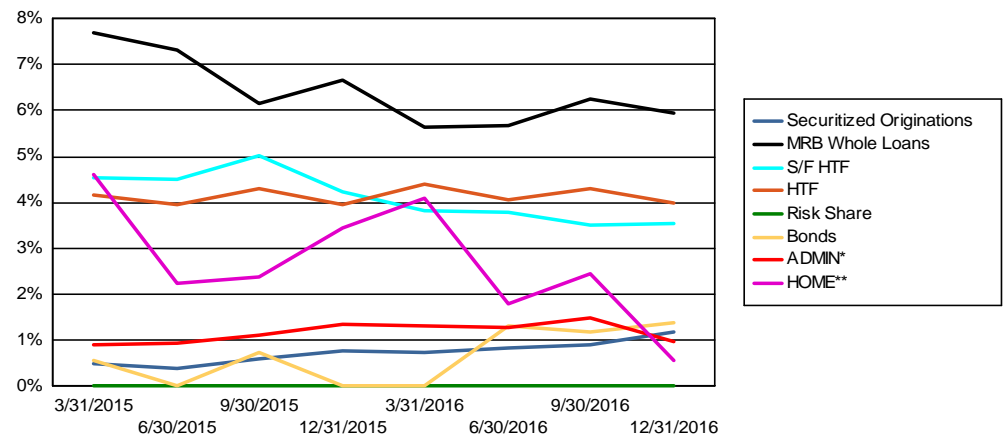
## Loan Count Delinquencies by Portfolio Type

Greater than 60 Day Delinquency (Does Not Include REO)



## Outstanding Principal Delinquency by Portfolio Type

Greater than 60 day Delinquency (Does Not Include REO)

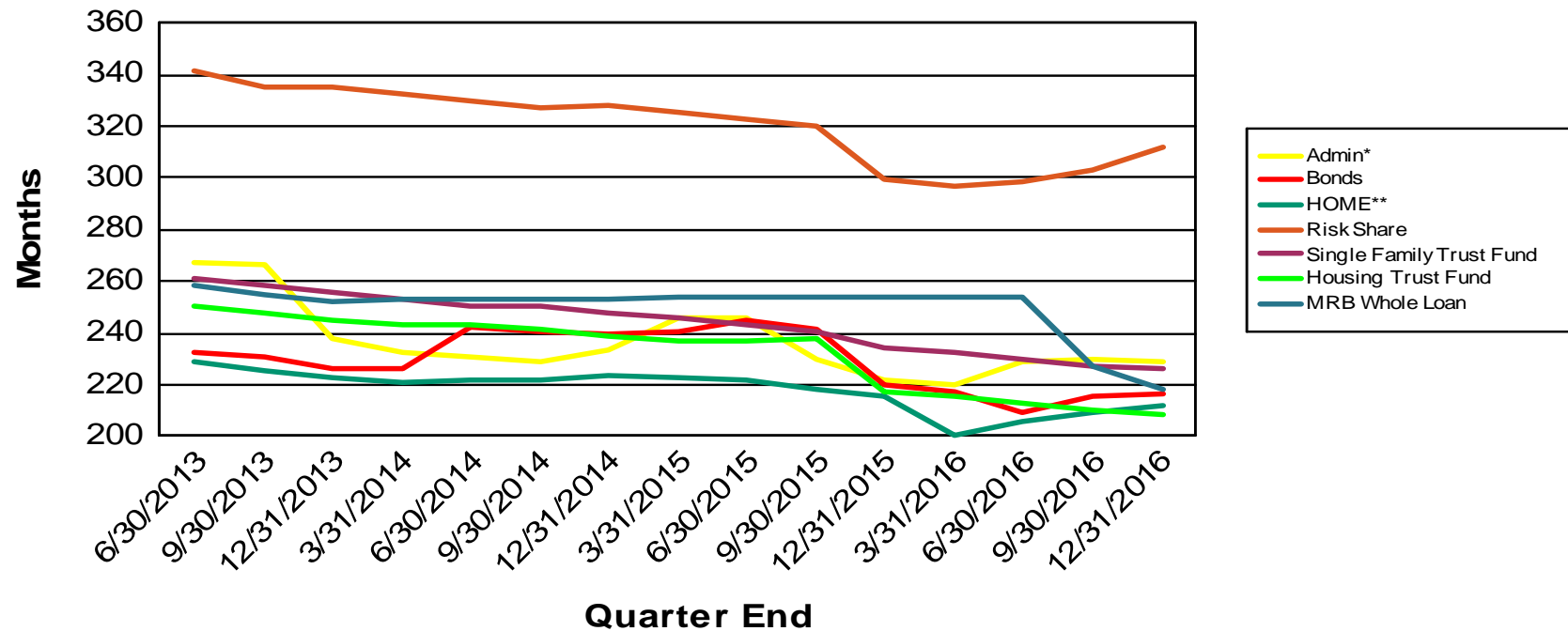


\*ADMIN includes FAF, HPP, CDBG, Building Blocks and TCAL programs

# Weighted Average Months to Maturity

## Weighted Average Months to Maturity by Portfolio Type

Does Not Include REO



Does Not Include Loans With No Set Maturity Date



# Single Family Housing Trust Fund Data

Does Not Include REO Properties

Quarter End	Loan Count	Outstanding Principal	Loan Count Delinquency % (60 Days Up To and Including Foreclosure)	Loan Count of Delinquency (60 Days Up To and Including Foreclosure)	Outstanding Principal % (60 Days Up To and Including Foreclosure)	Outstanding Principal (60 Days Up To and Including Foreclosure)
12/31/2016	1,314	26,577,700.17	4.03%	53	3.53%	939,252.34
9/30/2016	1,342	26,928,492.76	4.10%	55	3.50%	941,237.75
6/30/2016	1,356	27,145,525.97	4.65%	63	3.78%	1,026,329.78
3/31/2016	1,381	27,598,110.05	4.49%	62	3.81%	1,050,361.21
12/31/2015	1,388	27,811,425.62	4.90%	68	4.24%	1,180,382.80
9/30/2015	1,398	28,011,082.84	5.29%	74	5.01%	1,402,657.78

Quarter End 12/31/2016 (Single Family HTF)			
Status	Loan Count	Outstanding Principal	Percentage of Outstanding Principal
Current + 30 Days	1,261	25,638,447.83	96.47%
60 Days Up To and Including Foreclosure	53	939,252.34	3.53%
<b>TOTAL</b>	<b>1,314</b>	<b>26,577,700.17</b>	<b>100.00%</b>

Balloon Maturity Dates		
	Loan Count	Outstanding Principal
Past Due	0	0.00
Due within 1 yr	0	0.00
Due within 5 yr	2	5,550.00
Due within 20 yr	417	10,527,705.89
Due within 30 yr	622	11,013,155.49
No Maturity Date	7	121,537.00
<b>TOTAL</b>	<b>1,048</b>	<b>21,667,948.38</b>

# Single Family Program 2<sup>nd</sup> Mortgages

<b>At Home Amortizing 2nd Mortgages Serviced by US Bank Quarter End 12/31/2016</b>			
Status	Loan Count	Outstanding Principal	Percentage of Outstanding Principal
Current + 30 Days	2,918	12,784,574.03	97.33%
60 Days	16	71,304.57	0.54%
90 Days	12	53,576.42	0.41%
120+ Days	49	226,435.42	1.72%
<b>Total</b>	<b>2,995</b>	<b>13,135,890.44</b>	<b>100%</b>

<b>Vet Program 2nd Mortgages Quarter End 12/31/2016</b>			
Status	Loan Count	Outstanding Principal	Percentage of Outstanding Principal
Current + 30 Days	174	3,058,944.25	95.21%
60 Days	0	0.00	0.00%
90 Days	1	15,735.63	0.49%
120+ Days	8	138,097.57	4.30%
REO	0	0.00	0.00%
<b>Total</b>	<b>183</b>	<b>3,212,777.45</b>	<b>100.00%</b>

<b>Tax Credit Advance Loans (TCAL) 2nd Mortgages Quarter End 12/31/2016</b>			
Status	Loan Count	Outstanding Principal	Percentage of Outstanding Principal
Current + 30 Days	8	10,087.75	23.16%
60 Days	2	3,163.44	7.26%
90 Days	0	0.00	0.00%
120+ Days	12	30,307.80	69.58%
<b>Total</b>	<b>22</b>	<b>43,558.99</b>	<b>100%</b>

# Single Family Whole Loan Portfolio Data

Quarter End	Loan Count	Outstanding Principal	Loan count of Delinquency % (60 Days including REO)	Average Loan Amount	Weighted Average Interest Rate	Weighted Average Months to Maturity
12/31/2016	3,784	242,653,013.09	7.47	64,126.06	5.67	218.42
09/30/2016	3,922	254,123,927.93	7.88	64,794.47	5.68	227.36
06/30/2016	4,076	267,656,287.22	7.34	65,666.41	5.69	254.28
03/31/2016	4,216	279,951,896.36	7.52	66,402.25	5.70	254.01
12/31/2015	4,344	292,138,494.93	8.81	67,251.03	5.70	253.99
9/30/2015	4,497	306,741,410.98	8.98	68,210.23	5.72	253.77
6/30/2015	4,640	320,274,733.62	9.53	69,024.73	5.72	253.77
3/31/2015	4,821	337,383,416.78	10.66	69,982.04	5.73	253.52
12/31/2014	5,020	357,468,165.01	12.67	71,210.76	5.74	253.47
9/30/2014	5,192	372,795,291.75	12.98	71,801.87	5.75	253.26

Quarter End 12/31/2016			
Status	Loan Count	Outstanding Principal	% of Outstanding Principal
Current + 30 Days	3,501	223,522,925.45	92.12%
60 Days	50	3,010,256.01	1.24%
90 Days	17	847,091.50	0.35%
120+ Days	13	999,376.36	0.41%
Foreclosure	132	9,227,392.18	3.80%
REO	71	5,045,971.59	2.08%
Total	3,784	242,653,013.09	100.00%

Quarter End 9/30/2016			
Status	Loan Count	Outstanding Principal	% of Outstanding Principal
Current + 30 Days	3,613	232,094,217.26	91.33%
60 Days	52	3,592,865.30	1.41%
90 Days	14	798,384.55	0.32%
120+ Days	23	1,421,415.38	0.56%
Foreclosure	128	9,626,118.35	3.79%
REO	92	6,590,927.09	2.59%
Total	3,922	254,123,927.93	100.00%

Quarter End 6/30/2016			
Status	Loan Count	Outstanding Principal	% of Outstanding Principal
Current + 30 Days	3,777	245,409,655.42	91.68%
60 Days	36	2,571,042.83	0.96%
90 Days	19	1,272,165.99	0.48%
120+ Days	17	1,171,762.46	0.44%
Foreclosure	127	9,762,564.67	3.65%
REO	100	7,469,095.85	2.79%
Total	4,076	267,656,287.22	100.00%

Quarter End 3/31/2015			
Status	Loan Count	Outstanding Principal	% of Outstanding Principal
Current + 30 Days	3,899	255,227,173.79	91.17
60 Days	33	1,824,220.79	0.65
90 Days	13	960,394.96	0.34
120+ Days	21	1,498,902.98	0.54
Foreclosure	137	10,969,855.98	3.92
REO	113	9,471,347.86	3.38
Total	4,216	279,951,896.36	100.00

As of 12/31/2016

For Internal Use Only

# Asset Management Services

## Multifamily Portfolio Overview

Quarter End – 12/31/2016

# Multifamily Mortgage Portfolio

## Outstanding Principal by Funding Source

Funding Source	6/30/2016		9/30/2016		12/31/2016		Quarterly Change	
	Outstanding Principal	Loan Count	Outstanding Principal	Loan Count	Outstanding Principal	Loan Count	(\$)	(%)
ADMIN	\$ 190,173,427	61	\$ 161,400,772	59	<b>\$ 155,575,401</b>	<b>59</b>	<b>\$ (5,825,371)</b>	<b>-4%</b>
Bonds	\$ 245,119,261	64	\$ 243,019,339	63	<b>\$ 203,207,172</b>	<b>60</b>	<b>\$ (39,812,166)</b>	<b>-16%</b>
Building Blocks	\$ 694,516	7	\$ 808,591	7	<b>\$ 462,110</b>	<b>4</b>	<b>\$ (346,481)</b>	<b>-43%</b>
CDBG	\$ 6,234,338	4	\$ 6,234,338	4	<b>\$ 6,234,338</b>	<b>4</b>	\$0	0%
FAF	\$ 29,692,177	44	\$ 30,446,933	45	<b>\$ 32,432,482</b>	<b>46</b>	\$ 1,985,549	7%
HOME	\$ 255,385,810	166	\$ 270,182,123	172	<b>\$ 272,814,335</b>	<b>172</b>	\$ 2,632,212	1%
HPP	\$ 114,539	1	\$ 112,073	1	<b>\$ 109,601</b>	<b>1</b>	<b>\$ (2,472)</b>	<b>-2%</b>
Risk Share	\$ 204,688,319	44	\$ 219,680,558	47	<b>\$ 230,303,317</b>	<b>47</b>	\$ 10,622,758	5%
Trust Fund	\$ 295,985,259	439	\$ 296,119,926	439	<b>\$ 297,908,200</b>	<b>441</b>	\$ 1,788,274	1%
<b>Total</b>	<b>\$1,228,087,646</b>	<b>830</b>	<b>\$1,228,004,652</b>	<b>837</b>	<b>\$1,199,046,956</b>	<b>834</b>	<b>\$ (28,957,696.39)</b>	<b>-2%</b>

# Multifamily Mortgage Portfolio

## Loan Loss Rating Distribution (Outstanding Principal)

Rating Criteria	Performing Assets				Under Performing Assets	Default / Defined Weakness	Foreclosure / Loss Likely	REO / Loss Expected			
	> = 1.25	> = 1.15	> = 1.10	> = 1.0					< 1.0	> 90%	
LTV	< = 70%	< = 80%	< = 85%	< = 90%	> 90%						
Reserve Factor	"1"	"2"	"3"	"4"	"5"	"6"	"7"	"8"	Total	(%)	
ADMIN	\$12,726,246	\$43,358,465	\$58,869,924	\$11,232,840	\$27,569,483	\$1,818,443	-	-	\$155,575,401	13%	
Bonds	\$15,001,621	\$96,738,661	\$24,320,743	\$26,927,030	\$40,219,117	-	-	-	\$203,207,172	17%	
Building Blocks	-	-	-	-	-	-	\$462,110	-	\$462,110	>.05%	
CDBG	-	-	\$4,734,338	\$1,500,000	-	-	-	-	\$6,234,338	1%	
FAF	\$0.00	\$721,355	\$5,974,325	\$12,499,892	\$12,236,910	\$1,000,000	\$0.00	-	\$32,432,482	3%	
HOME	\$6,641,900	\$12,197,252	\$74,315,031	\$97,538,355	\$79,587,523	\$1,456,215	\$1,078,059	-	\$272,814,335	23%	
HPP	-	-	-	-	\$109,601	-	-	-	\$109,601	>.05%	
Risk Share	\$16,227,812	\$66,695,395	\$20,191,512	\$71,995,671	\$55,192,926	-	-	-	\$230,303,317	19%	
Trust Fund	\$2,493,703	\$19,538,026	\$83,931,428	\$95,727,477	\$84,869,301	\$6,350,924	\$1,305,304	\$3,692,038	\$297,908,200	25%	
<b>Total</b>	<b>\$53,091,282</b>	<b>\$239,249,154</b>	<b>\$272,337,301</b>	<b>\$317,421,265</b>	<b>\$299,784,861</b>	<b>\$10,625,582</b>	<b>\$2,845,473</b>	<b>\$3,692,038</b>	<b>\$1,199,046,956</b>		
(%)	4%	20%	23%	26%	25%	1%	0.2%	0.3%			

# Multifamily Mortgage Portfolio

## Loan Loss Rating Distribution

(Outstanding Principal)

DSCR	< 1.0		Default / Defined Weakness		Foreclosure / Loss Likely		REO / Loss Expected		Total	
	> 90%									
LTV	<b>"5"</b>		<b>"6"</b>		<b>"7"</b>		<b>"8"</b>			
Reserve Factor	6%		15%		50%		100%			
	Outstanding Principal	Loan Count	Outstanding Principal	Loan Count	Outstanding Principal	Loan Count	Outstanding Principal	Loan Count	Outstanding Principal	Count
ADMIN	\$27,569,483	13	\$1,818,443	1	-	-	-	-	<b>\$29,387,926</b>	14
Bonds	\$40,219,117	13	-	-	-	-	-	-	<b>\$40,219,117</b>	13
Building Blocks	-	-	-	-	\$462,110	4	-	-	<b>\$462,110</b>	4
FAF	\$12,236,910	15	\$1,000,000	1	-	-	-	-	<b>\$13,236,910</b>	16
HOME	\$79,587,523	45	\$1,456,215	1	\$1,078,059	1	-	-	<b>\$82,121,797</b>	47
HPP	\$109,601	1	-	-	-	-	-	-	<b>\$109,601</b>	1
Risk Share	\$55,192,926	13	-	-	-	-	-	-	<b>\$55,192,526</b>	13
Trust Fund	\$84,869,301	135	\$6,350,924	9	\$1,305,304	3	\$3,692,038	9	<b>\$96,217,567</b>	156
<b>Total</b>	<b>\$299,784,861</b>	235	<b>\$10,625,582</b>	12	<b>\$2,845,473</b>	8	<b>\$3,692,038</b>	9	<b>\$316,947,554</b>	264

# Multifamily Mortgage Portfolio

## Loan Loss Rating Distribution (Estimation of Uncollectable Debt)

Rating Criteria	Performing Assets				Under Performing Assets	Default / Defined Weakness	Foreclosure / Loss Likely	REO / Loss Expected	Total	(%)
	> = 1.25	> = 1.15	> = 1.10	> = 1.0						
DSCR	> = 1.25	> = 1.15	> = 1.10	> = 1.0	< 1.0					
LTV	< = 70%	< = 80%	< = 85%	< = 90%	> 90%					
Reserve Factor	<b>"1"</b>	<b>"2"</b>	<b>"3"</b>	<b>"4"</b>	<b>"5"</b>	<b>"6"</b>	<b>"7"</b>	<b>"8"</b>		
	0.0025%	0.01%	0.10%	1.00%	6.00%	15%	50%	100%		
ADMIN	\$318	\$4,336	\$58,870	\$112,328	\$1,654,169	\$272,766	-	-	<b>\$2,102,788</b>	8%
Bonds	\$375	\$9,674	\$24,321	\$269,270	\$2,413,147	-	-	-	<b>\$2,716,787</b>	10%
Building Blocks	-	-	-	-	-	-	\$231,055	-	<b>\$231,055</b>	1%
CDBG	-	-	\$4,734	\$15,000	-	-	-	-	<b>\$19,734</b>	.07%
FAF	-	\$72	\$5,974	\$124,999	\$734,215	\$150,000	-	-	<b>\$1,015,260</b>	4%
HOME	\$166	\$1,220	\$74,315	\$975,384	\$4,775,251	\$218,432	\$539,030	-	<b>\$6,583,797</b>	23%
HPP	-	-	-	-	\$6,576	-	-	-	<b>\$6,576</b>	>.05%
Risk Share	\$406	\$6,670	\$20,192	\$719,957	\$3,311,576	-	-	-	<b>\$4,058,799</b>	14%
Trust Fund	\$62	\$1,954	\$83,931	\$957,275	\$5,092,158	\$952,638.60	\$652,652	\$3,692,038	<b>\$11,432,709</b>	41%
<b>Total</b>	<b>\$1,327</b>	<b>\$23,925</b>	<b>\$272,337</b>	<b>\$3,174,213</b>	<b>\$17,987,092</b>	<b>\$1,593,837</b>	<b>\$1,422,737</b>	<b>\$3,692,038</b>	<b>\$28,167,506</b>	
(%)	>.05%	0.1%	1%	11%	64%	6%	5%	13%		



# Multifamily Mortgage Portfolio

## Loan Loss Rating Distribution

(Estimation of Uncollectible Debt)

DSCR  LTV  Reserve Factor	< 1.0  > 90%		Default / Defined Weakness		Foreclosure / Loss Likely		REO / Loss Expected		Total  Estimated Loss Count	
	<b>"5"</b>		<b>"6"</b>		<b>"7"</b>		<b>"8"</b>			
	6%		15%		50%		100%			
	Estimated Loss	Loan Count	Estimated Loss	Loan Count	Estimated Loss	Loan Count	Estimated Loss	Loan Count		
ADMIN	\$1,654,169	13	\$272,766	1	-	-	-	-	<b>\$1,926,935</b>	14
Bonds	\$2,413,147	13	-	-	-	-	-	-	<b>\$2,413,147</b>	13
Building Blocks	-	-	-	-	\$231,055	4	-	-	<b>\$231,055</b>	4
FAF	\$734,215	15	\$150,000	1	-	-	-	-	<b>\$884,215</b>	16
HOME	\$4,775,251	45	\$218,432	1	\$539,030	1	-	-	<b>\$5,532,713</b>	47
HPP	\$6,576	1	-	-	-	-	-	-	<b>\$6,576</b>	1
Risk Share	\$3,311,576	13	-	-	-	-	-	-	<b>\$3,311,576</b>	13
Trust Fund	\$5,092,158	135	\$952,638.60	9	\$652,652	3	\$3,692,038	9	<b>\$10,389,487</b>	156
<b>Total</b>	<b>\$17,987,092</b>	235	<b>\$1,593,837</b>	12	<b>\$1,422,737</b>	8	<b>\$3,692,038</b>	9	<b>\$24,695,704</b>	264

Asset Management Services										Loan Rating 5 = Potential Weakness/Litigation/Direct Exposure														
Loan Monitoring Agenda		1/30/2017																						
Loan Loss Rating		5								Delinquent Balance		\$ -												
Anticipated Loss		6%								Potential Loss		\$ 907,564												
SAM		Units	Dev/ Loan Rating	Occ	MOR	FPA	Atty	Original Balance	Lien Position	Amort (yrs)	Rate	Term (yrs)	Maturity Date	Debt Service (monthly)	Current Balance	Escrow Payment	Escrow Balance	Amount Delinquent	Last Payment	Default Notice	Demand Letter	Comments		
1	CC	IHDA ID	HOME 40-639-01	41	C / 5	98%	LA	CL	KK	\$ 2,472,898	First	N/A	1.00%	20	1/1/2024	\$ 2,250	\$ 2,495,266	\$ 2,407	\$ 87,240	N/A	1/1/2017	N/A	N/A	Large outstanding payable account.
		Property Name	Prestwick Senior																				Elevator repairs an on going concern.	
		Owner	Galena Prestwick, LP																				2015 audit received 9-12-16. Thanksgiving fire in office, community center and 1 unit. Insurance proceeds received and hld by IHDA for disbursement monitoring.	
		Property Manager	Perry Group, Inc.																					
		City / Neighborhood	Galena																					
2	MA	IHDA ID	TFB 13-010-01	150	B/3	100%	RW	CF	KK	\$ 2,867,500	First	N/A	3.00%	30	6/1/2021	\$ 28,814	\$ 1,504,023	\$ 12,668	\$ 337,195	N/A	10/1/2016	N/A	N/A	Owner has requested a payoff of the Trust Fund loan with proceeds. Requested whether development is in default based on the number of units. Sent an update request 11/22/16. Pending receipt of information.
		Property Name	TC 662-94																					
		Owner	Garden Glen																					
		Property Manager	Yarco Co																					
		City / Neighborhood	Yarco Co																					
3	CC	IHDA ID	TEB 12-2368-01	108	B / 5	68%	EN	KB	N/A	\$ 12,140,000	First	40	5.39%	40	1/1/2047	\$ 61,708	\$ 11,001,556	\$ 2,430	\$ 368,146	N/A	1/1/2017	N/A	N/A	Deferred work orders completed inhouse; replacement reserve will be used to address significant asphalt and concrete repairs. RFP to sell property issued by owner with responses due 10/21/16. Sale pending; continue to monitor . . .
		IHDA ID	HTF 30-2368-01							\$ 138,418	Second	40	4.00%	40	1/1/2047	\$ 598	\$ 125,219	N/A	N/A	N/A	1/1/2017	N/A	N/A	
		Property Name	Ogden Manor																					
		Owner	DuPage Housing Authority																					
		Property Manager	HSR Property Services, LLC																					
		City / Neighborhood	Naperville																				Offer received; Spring 2017 sale anticipated.	
<b>Total</b>									\$ 17,618,816						<b>Total</b>	\$ 15,126,064	\$ 17,505	\$ 792,581	\$ -					

Asset Management Services		Loan Rating 6 = Default Letter Sent/Disposition/Work out																					
Loan Monitoring Agenda		1/30/2017																					
Loan Loss Rating		6																					
Anticipated Loss		15%																					
		Delinquent Balance										Potential Loss											
		\$ 66,038										\$ 1,030,134											
		Actions/Comments																					
SAM		Units	Dev/ Loan Rating	Occ	MOR	FPA	Atty	Original Balance	Lien Position	Amort (yrs)	Rate	Term (yrs)	Maturity Date	Debt Service (monthly)	Current Balance	Escrow Payment	Escrow Balance	Amount Delinquent	Last Payment	Default Notice	Demand Letter	Comments	
1	MA	IHDA ID	HTF 30-2068-01	32	C / 6	92%	RL	KB	AF	\$ 1,150,000	First	N/A	1%	30	8/1/2036	\$ 1,667	\$ 1,068,791	\$ 4,775	\$ 180,072	\$ 83,024	1/1/2017	10/6/2015	Owner requested loan modification that would allow for a forbearance of all the previous past due. Ten pymts made in a row with last 11/10/16. Request for forbearance for past due.
		Property Name	Praise Apartments																			Told borrower need updated financials 12.19.16. Received audit on 1/31/17.	
		Owner	Praise Apartments, LP																				
		Property Manager	LCDC Residential Services																				
		City / Neighborhood	Chicago / North Lawndale																				
2	LP	IHDA ID	HTF 30-1394-01	8	B / 6	38%	RL	KB	BB	\$ 652,826	First	N/A	0%	40	10/1/2043	\$ 608	\$ 556,266	\$ 809	\$ 25,775	\$ 16,942	8/1/2015	2/16/2016	Owner involuntarily dissolved in 2014 Social service agency, Dove, Inc. serving as owner's rep and is collecting rents. Woodford Homes owner interested in taking over. Low Occupancy due to 2 tenants moving into other permanent housing; 1 of 3 units h/b approved by DHA to move in. Tenant moved in 2/2/2017 (1 in eviction process) and 4 waiting inspection by DHA.
		Property Name	Elmwood Arms Apartments																				
		Owner	Elmwood I, Inc.																				
		Property Manager	Dove, Inc. - Christine Gregory																				
		City / Neighborhood	Decatur																				
3	CC	IHDA ID	ADM 10-270-01	108	C / 6	76%	SB	CL	BB	\$ 5,320,000	First	40	5%	40	12/1/2044	\$ 26,006	\$ 4,641,117	\$ 9,092	\$ 240,364	\$ -	1/1/2017		Site visit to property 8-11-16.
			HOME 40-664-01							\$ 3,072,768	Second	40	1%	40	10/1/2044	\$ 100	\$ 3,056,127	N/A	N/A	\$ -	1/1/2017		Suffers from poor image and weak leasing
			FAF 20-044-01							\$ 1,376,054	Third	40	1%	40	12/1/2044	\$ -	\$ 1,376,054	N/A	N/A	\$ -	N/A		Negative online reviews of management.
		Property Name	Turnberry II																				Owner is seeking debt relief and fee waiver.
		Owner	Freeman Development																				Property performance will be monitored for six months. Mortgage being paid timely.
		Property Manager	Brad Freeman																				
		City / Neighborhood	Bloomington																				
4	CC	IHDA ID	HTF 30-1696-01	18	C / 5	88%	SB	CF		\$ 1,000,000	First	30	0%	30	6/1/2034	\$ 100	\$ 986,497		\$ 114,081	\$ 402	8/1/2016	pending	No payments since August 2016; no response to outreach. Default letter received by AM on 01/13/2017 for signature.
		Property Name	Garden View Apartments																				No leadership staff-agency collapsing. Working with board member to reinstate insurance and pay on mortgage. Will submit for funds to address payables. Board working with Heartland on potential sale later in 2017.
		Owner	AidsCare Residence II, LLC																				
		Property Manager	Edge Alliance																				
		City / Neighborhood	Chicago / North Lawndale																				
5	CC	IHDA ID	TC 12-286-01	96	6	96%		KK		\$ 1,600,000	First	41	6.15%	41	3/1/2045	\$ 28,908	\$ 1,448,880	\$ 18,644	\$ 149,178	\$ 65,636	7/1/2016	12/21/2016	Paid June and July mortgage September 23, 2016. Requested default letter in October 2016. Default letter issued December 21, 2016. Met with Joe 1/10/17; RBC exited in October 2016, working on compliance issues. Requested IHDA refi and is working on same with Cook County loan.
		Property Name	Riverdale Manor aka Senior Apts																				
		Owner	Riverdale Ventures, Inc.																				
		Property Manager	Joe Perry																				
		City / Neighborhood	Riverdale																				
										Total						Total	\$ 6,867,558	\$ 18,644	\$ 263,259	\$ 66,038			

Asset Management Services																Loan Rating 7 = Senior Non-IHDA Foreclosure									
Loan Monitoring Agenda		1/30/2017																							
Loan Loss Rating		7				Delinquent Balance				\$ 822,050															
Anticipated Loss		50%				Potential Loss				\$ 2,737,871						Actions/Comments									
SAM			Units	Dev/ Loan Rating	Occ	MOR	FPA	Atty	Original Balance	Lien Position	Amort (yrs)	Rate	Term (yrs)	Maturity Date	Debt Service (monthly)	Current Balance	Escrow Payment	Escrow Balance	Amount Delinquent	Last Payment	Default Notice	Demand Letter	Comments		
1	MA	IHDA ID	HTF 30-244-01	19	C / 7	74%	RW	CF	ST	\$ 500,000	Second	N/A	1%	30	2/1/2025	\$ 1,264	\$ 276,975	\$ -	\$ -	\$ 34,818	4/1/2015	10/5/2015		Loan modification approved.	
		Property Name	16 South Central																					Senior debt \$632,193; matures 2025	
		Owner	Herron Development																					Pending legal finalize documents.	
		Property Manager	Herron Enterprises																					Received commitment for additional funding.	
		City / Neighborhood	Chicago / Austin																					Compliance documents to be submitted.	
2	MA	IHDA ID	HTF 30-1524-01	25	C / 7	92%	RW	KB	ST	\$ 750,000	Second	N/A	1%	20	3/1/2023	\$ 1,896	\$ 569,729	\$ -	\$ -	\$ 52,227	4/1/2015	10/5/2015		Loan modification approved.	
		Property Name	South Central Vista																					Senior debt \$646,124; matures 2030	
		Owner	Herron Development																					Pending legal finalize documents.	
		Property Manager	Herron Enterprises																					Received commitment for additional funding.	
		City / Neighborhood	Chicago / Austin																					Compliance documents to be submitted.	
3	MA	IHDA ID	HTF 30-351-01	60	C / 7	56%	VV	AC	AF	\$ 500,000	Second	N/A	1%	20	9/30/2014	\$ 1,206	\$ 320,064	\$ -	\$ -	\$ 320,064	2/1/2017	10/6/2015		Demand letter issued in October 2016.	
		Property Name	Homestead Place																					Owner wants modification to extend maturity	
		Owner	Homestead Place of Springfield, LP																					Senior debt \$1,201,113 matures 7/2020	
		Property Manager	Edleberg-Shiffman																					Owner paid 4 months pending approval for	
		City / Neighborhood	Springfield																					refinance.Received a letter from legal representative for proposal not acceptable.	
4	MA	IHDA ID	HOME 40-077-01	23	D / 7	71%	BM	CF	AF	\$ 1,158,456	Second	N/A	0%	30	11/24/2024	\$ 1,000	\$ 1,078,059	\$ 674	\$ 75,079	\$ 81,553	2/1/2013	6/27/2013		Owner to make payments startin 2/2016	
		IHDA ID	HTF 30-294-01							\$ 500,000	Third	N/A	0%	30	11/16/2024	\$ 525	\$ 458,601	\$ -		\$ 26,660	1/1/2013	6/27/2013	2/20/2014	Owner wants to increase AMI income limits for	
		Property Name	Chaney Braggs																					HOME loan Owner to make pymts starting 2/2016	
		Owner	WECAN																					Second request for financial information 11/21/16	
		Property Manager	WECAN Mattie Butler)																					Owner will take proceeds from sale of 2 other	
		City / Neighborhood	Chicago / Greater Grand Crossing																					properties to catch up on this one and do repairs.	
5	CC	IHDA ID	TFB 13-016-01	115	D / 7	48%	SB	CC	BB	\$ 4,439,619	First	40	4%	40	2/1/2021	\$ 23,434	\$ 1,358,357	\$ 5,051	\$ 237,372	\$ 31,743	10/18/2016	9/21/2016		All units covered by PBV. LP (NEF) exited in	
		Property Name	Anchor House																					8/2016.Owner paid \$11,550.67 on mtge 10/18/2016.	
		Owner	Anchor House LP																					Monthly operating updates required. Current mtge	
		Property Manager	WCDC																					pymts requested but not received.	
		City / Neighborhood	Chicago / Auburn Gresham																						
6	MA	IHDA ID	HTF 30-2186-01	45	D / 7	74%	RL	KB	AF	\$ 1,593,638	First	N/A	1%	20	12/1/2027	\$ 3,126	\$ 1,413,957	\$ 5,718	\$ 185,941	\$ 274,984	2/1/2017	10/6/2016		Limited partner, NEF, funding unit repairs	
		Property Name	Fountain View Apts																					Received payment for November & December.	
		Owner	Fountain View Apartments, LP																					Approving budget for repairs.	
		Property Manager	Safeway Management																						
		City / Neighborhood	Chicago / North Lawndale																						
										<b>Total</b>						<b>\$ 9,441,713</b>									
																<b>Total</b>	<b>\$ 5,475,742</b>	<b>\$ 11,443</b>	<b>\$ 498,392</b>	<b>\$ 822,050</b>					

Asset Management Services														Loan Rating 8 = REO/Foreclosure/Write-off															
Loan Monitoring Agenda		1/30/2017																											
Loan Loss Rating		8												Delinquent Balance															
														\$ 1,726															
Anticipated Loss		100%												Potential Loss															
														\$ 484,900															
														Actions/Comments															
SAM				Units	Dev/ Loan Rating	Occ	MOR	FPA	Atty	Original Balance	Lien Position	Amort (yrs)	Rate	Term (yrs)	Maturity Date	Debt Service (monthly)	Current Balance	Escrow Payment	Escrow Balance	Amount Delinquent	Last Payment	Default Notice	Demand Letter	Comments					
2	CC	IHDA ID	HTF 30-1220-01	75	C / 8	30%	RW	KK	JH	\$ 500,000	Third	N/A	0%	20	11/1/2022	\$ 100	\$ 484,900	\$ -	\$ -	\$ 1,726	5/1/2015	N/A		Senior lender filed foreclosure 1/2016					
			City / Neighborhood of Chicago							\$ 1,484,875	Second				11/1/2022									Summary judgement and judgement of foreclosure case on 9/26. Next, sale date will be set. No loan payments from receiver. Receiver has financing application pending with CIC; IHDA loan pymt contingent on it's approval.					
		Property Name	Antioch Homes II							\$ 700,000	First				11/1/2022														
		Owner	Englewood Housing Group, LP																										
		Property Manager	Universal Management Services																										
		City / Neighborhood	Chicago / Englewood																										
										<b>Total</b>											<b>Total</b>	\$ 484,900	\$ -	\$ -	\$ 1,726				