

AGENDA



Illinois Housing Development Authority Board Meeting Friday, July 15, 2022, 11:00 am - 12:00 pm

I. OPENING

- A. Call the Video/Audio Meeting to Order (11:00AM)
Note, all votes will be conducted with a roll call.
- B. Roll Call
- C. Public Comment Period (See Public Notice for Details)

II. MATERIALS - COMMITTEE MEETINGS (Informational Purposes Only)

- A. IHDA Finance Committee Meeting E. Gin
(10:00 a.m. July 15, 2022)

III. MINUTES - COMMITTEE MEETINGS

- A. Motion to approve the IHDA Finance Committee Meeting Minutes from S.
Tornatore
June 17, 2022
(as reviewed by the Finance Committee on July 15, 2022)

IV. CONSENT AGENDA-Public Recital of the Consent Agenda Resolution Titles

A. Minutes

- 1. Resolution Approving the Minutes of the Regular Meeting of the M. Ohle
Members of the Illinois Housing Development Authority Held on June
17, 2022
2022-07-IHDA-167

B. Procurement Matters

- 1. Resolution Authorizing Agreement for Arbitrage Rebate Services In A.
Nestlehut
an Amount Not-to-Exceed \$177,500.00
2022-07-IHDA-168
- 2. Resolution Authorizing Agreement with General Contractor for Office M.
Weaver
Reconfiguration In an Amount Not to Exceed \$363,000.00
2022-07-IHDA-169
- 3. Resolution Authorizing New Agreement with PowerSeller Solutions A.
Mohamm
ed/D.
Schroede
r
LLC for Risk Management Software at a Total Cost Not to Exceed
\$68,100.00
2022-07-IHDA-170

4. Resolution Authorizing Agreement for Maintenance and Support of DMS Software in an Amount Not to Exceed \$80,000.00 A. Mohammed/D. Schroeder

2022-07-IHDA-171

5. Resolution Authorizing an Amendment to the Agreement with Vera Creative, Inc. For illinoishousinghelp.org Website Maintenance Increasing the Not to Exceed Amount by \$84,000.00 A. Lee

2022-07-IHDA-172

C. Finance Matters

1. Resolution Ratifying Permitted Financial Activities A. Nestlehut

2022-07-IHDA-173

2. Resolution Authorizing Expenditure of Funds For Fiscal Year 2021 Audit Expenses T. Hicks

2022-IHDA-174

D. Multifamily Matters

1. Resolution Authorizing an Extension of the Commitment Expiration Date for a Trust Fund Loan (\$3,853,604) and a HOME Grant (\$2,146,396) for Sarah's on Lakeside (PID - 11783) F. Clair

2022-07-IHDA-175

2. Resolution Authorizing Return and Reallocation of Low Income Housing Tax Credits For Oakwood Shores 3-1 (PID-11828) F. Clair

2022-07-IHDA-176

3. Resolution Authorizing a Change in the COVID-19 Affordable Housing Grant Program Lien Position (Not to Exceed \$3,470,049.00) for Hanover Landing (PID 11589) K. Highum

2022-07-IHDA-177

4. Resolution Authorizing an Extension of the Commitment Expiration Date for a Trust Fund Loan (\$2,661,607) and a HOME Grant (\$2,237,282) for Spring Valley Village (PID - 11659) H. Spray

2022-07-IHDA-178

5. Resolution Authorizing Unit and Per Unit Cost Changes to Financing Structure For Diamond Senior Apartments of Peru (PID-11803) H. Spray

2022-07-IHDA-179

E. Asset Management Matters

1. Resolution Authorizing Release of the Extended Use Agreement for M. Ansani

Bishop Conway (TC-1364, HTF -1453)

2022-07-IHDA-180

F. Homeownership Matters

1. Resolution Authorizing Modifications to and Additional Funding for the SmartBuy Down Payment Assistance Program J.
Gumucio

2022-07-IHDA-181

2. Resolution Regarding the Opening Doors - Abriendo Puertas Down Payment Assistance Program J.
Gumucio

2022-07-IHDA-182

G. SPAR Matters

1. Resolution Authorizing the Termination of the Section 811 Assistance Contract and Use Agreement (Not to Exceed \$784,260.00) for Park Apartments (PID 10343) E. Ponder

2022-07-IHDA-183

H. Administrative Matters

1. Resolution Authorizing Payment of the FY22 Membership Contribution for the National Council of State Housing Agencies K. Faust

2022-07-IHDA-184

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$3,789,497.00) For Winstanley Park (PID 11476) F. Clair

2022-07-IHDA-185

2. Capital Funds: Housing for Justice Involved Persons Grant Awards A. Roddy

- a. Resolution Authorizing Grant Funds for St. Leonard's House 2110 (52245) Chicago, Illinois

2022-07-IHDA-186a

- b. Resolution Authorizing Grant Funds for Grace House (52246) Chicago, Illinois

2022-07-IHDA-186b

- c. Resolution Authorizing Grant Funds for St. Leonard's House 2100 (5238) Chicago, Illinois

2022-07-IHDA-186c

- d. Resolution Authorizing Grant Funds for Permanent Unbiased Supportive

Housing PUSH Michigan (52279) Chicago, Illinois

2022-07-IHDA-186d

- e. Resolution Authorizing Grant Funds for Permanent Unbiased Supportive Housing PUSH Paxton (52281) Chicago, Illinois

2022-07-IHDA-186e

- f. Resolution Authorizing Grant Funds for Henry's Sober Living House Project 1 (52278) Chicago, Illinois

2022-07-IHDA-186f

- g. Resolution Authorizing Grant Funds for Henry's Sober Living House Project 2 (52282) Chicago, Illinois

2022-07-IHDA-186g

- h. Resolution Authorizing Grant Funds for Henry's Sober Living House Acquisition (52280) Chicago, Illinois

2022-07-IHDA-186h

- i. Resolution Authorizing Grant Funds for Hardin House Expansion Project (52239) Chicago, Illinois

2022-07-IHDA-186i

- j. Resolution Authorizing Grant Funds for Prentice Place Improvement Project (52296) Chicago, Illinois

2022-07-IHDA-186j

- k. Resolution Authorizing Grant Funds for Phoenix Recovery Women (52276) Chicago, Illinois

2022-07-IHDA-186k

- l. Resolution Authorizing Grant Funds for LCLC K-Town Workforce Housing (52242) Chicago, Illinois

2022-07-IHDA-186l

- m. Resolution Authorizing Grant Funds for The HR Project (Hope Revitalized) (52273) Chicago, Illinois

2022-07-IHDA-186m

- n. Resolution Authorizing Grant Funds for GRO Community Reintegration Housing (52288) Chicago, Illinois

2022-07-IHDA-186n

- o. Resolution Authorizing Grant Funds for Southwest Reentry (52272) Chicago Metro, Illinois

2022-07-IHDA-186o

- p. Resolution Authorizing Grant Funds for HAS Housing Program (52295) Chicago Metro, Illinois

2022-07-IHDA-186p

- q. Resolution Authorizing Grant Funds for WIN Recovery ReEntry Safe Home Network 1 (52205) Chicago Metro, Illinois

2022-07-IHDA-186q

- r. Resolution Authorizing Grant Funds for WIN Recovery ReEntry Safe Home Network 2 (52297) Chicago Metro, Illinois

2022-07-IHDA-186r

- s. Resolution Authorizing Grant Funds for WIN Recovery ReEntry Safe Home Network 3 (52298) Chicago Metro, Illinois

2022-07-IHDA-186s

- t. Resolution Authorizing Grant Funds for Kane County Dunham Duplex - Serenity House (52292) Chicago Metro, Illinois

2022-07-IHDA-186t

- u. Resolution Authorizing Grant Funds for GRO Independent Housing Program (52289) Chicago Metro, Illinois

2022-07-IHDA-186u

- v. Resolution Authorizing Grant Funds for Challenge II Change Transitional Center (52299) Chicago Metro, Illinois

2022-07-IHDA-186v

- w. Resolution Authorizing Grant Funds for HACC Re-Entry Transitional Housing Project (52306) Champaign, Illinois

2022-07-IHDA-186w

- x. Resolution Authorizing Grant Funds for YWCA Justice Project (52240) Quincy, Illinois

2022-07-IHDA-186x

- y. Resolution Authorizing Grant Funds for YWCA Justice Project 2 (52291) Quincy, Illinois

2022-07-IHDA-186y

- z. Resolution Authorizing Grant Funds for Windspring Transitional Services Inc./North Grand Quadrangle and Square One Project (52277) Springfield, Illinois

2022-07-IHDA-186z

- aa. Resolution Authorizing Grant Funds for Maitri Path to Wellness Project 1 (52287) Peru, Illinois
2022-07-IHDA-186aa
- ab. Resolution Authorizing Grant Funds for Maitri Path to Wellness Project 2 (52312) Peru, Illinois
2022-07-IHDA-186ab

B. Finance Matters

- 1. Inducement Resolution Relating to Preliminary Approval for the Issuance of Multifamily Housing Revenue Bonds Not to Exceed an Aggregate Principal Amount of \$34,240,000 for Multifamily Residential Project to be Owned by Drexel and Lake Park Preservation, LLC, A Delaware Limited Liability Company
2022-07-IHDA-187 M. Ryan

C. Asset Management Matters

- 1. Resolution Authorizing Change in Ownership, Assignment, Assumption and Amendment of Extended Use Agreement, and Change in Property Management for Buckingham Place Apartments (TC-921-96)
2022-07-IHDA-188 M. Ansani
- 2. Resolution Authorizing Change in Ownership, Assignment, Assumption and Amendment of Extended Use Agreement, and Change in Property Management for Green Bay Manor (TC-1339)
2022-07-IHDA-189 M. Ansani
- 3. Resolution Approving a Modification of Loan Documents and Regulatory Agreements and Release of Extended Use Agreement for Union Square Apartments (HTF-983/FAF-018/TC-1131-98)
2022-07-IHDA-190 M. Ansani
- 4. Capital Bill Preservation Program: Limited Rehabilitation Grant Awards L. Thompson/N. Jimenez
 - a. Resolution Authorizing Grant Funds for McCrory Senior Apartments (52212) (\$475,000) Chicago, Illinois
2022-07-IHDA-191a
 - b. Resolution Authorizing Grant Funds for Vision House (52213) (\$471,190) Chicago, Illinois
2022-07-IHDA-191b
 - c. Resolution Authorizing Grant Funds for Independence House (52214) (\$471,126) Chicago, Illinois

2022-07-IHDA-191c

- d. Resolution Authorizing Grant Funds for Madres Unidas Apartments (aka Lucha Apartments) (52218) (\$390,222) Chicago, Illinois

2022-07-IHDA-191d

- e. Resolution Authorizing Grant Funds for 2611 Sawyer SRO (52243) (\$475,000) Chicago, Illinois

2022-07-IHDA-191e

- f. Resolution Authorizing Grant Funds for Over the Rainbow Unit 1(52300) (\$474,991) Chicago, Illinois

2022-07-IHDA-191f

- g. Resolution Authorizing Grant Funds for 4700 Beacon Apartments(52302) (\$474,152) Chicago, Illinois

2022-07-IHDA-191g

- h. Resolution Authorizing Grant Funds for Progressive Square (52303) (\$475,000) Chicago, Illinois

2022-07-IHDA-191h

- i. Resolution Authorizing Grant Funds for La Paz Place (52304) (\$371,800) Chicago, Illinois

2022-07-IHDA-191i

- j. Resolution Authorizing Grant Funds for Spring Grove (52313) (\$472,340) Chicago, Illinois

2022-07-IHDA-191j

- k. Resolution Authorizing Grant Funds for Parkview Towers (52314) (\$473,000) Chicago, Illinois

2022-07-IHDA-191k

- l. Resolution Authorizing Grant Funds for Pat Crowley House (52320) (\$472,543) Chicago, Illinois

2022-07-IHDA-191l

- m. Resolution Authorizing Grant Funds for Praise Apartments I Limited Partnership (52321) (\$329,520) Chicago, Illinois

2022-07-IHDA-191m

- n. Resolution Authorizing Grant Funds for Fountain View Apartments (52322) (\$473,550) Chicago, Illinois

2022-07-IHDA-191n

- o. Resolution Authorizing Grant Funds for The Washington at Woodlawn Park(52324) (\$471,811) Chicago, Illinois
2022-07-IHDA-191o
- p. Resolution Authorizing Grant Funds for Lafayette Terrace Apartments (52325) (\$463,281) Chicago, Illinois
2022-07-IHDA-191p
- q. Resolution Authorizing Grant Funds for 743 Brummel Apts. (52215) (\$474,996) Metro Chicago
2022-07-IHDA-191q
- r. Resolution Authorizing Grant Funds for Bloomingdale Horizon Senior Living Community (52311) (\$468,100) Metro Chicago
2022-07-IHDA-191r
- s. Resolution Authorizing Grant Funds for Liberty Arms Senior Apartments (52207) (\$474,225) IL MSA
2022-07-IHDA-191s
- t. Resolution Authorizing Grant Funds for Timberlake Estates Apartments, L.P. (52217) (\$470,174) IL MSA
2022-07-IHDA-191t
- u. Resolution Authorizing Grant Funds for Big Muddy River Apartments (52218) (\$474,997) IL MSA
2022-07-IHDA-191u
- v. Resolution Authorizing Grant Funds for Plowfield Square (52211) (\$392,967) Rural
2022-07-IHDA-191v
- w. Resolution Authorizing Grant Funds for Danville Senior Housing (52235) (\$474,863) Rural
2022-07-IHDA-191w
- x. Resolution Authorizing Grant Funds for Yellow Creek Glen Family Housing Limited Partnership (52269) (\$467,946) Rural
2022-07-IHDA-191x
- y. Resolution Authorizing Grant Funds for Mount Carroll Apartments Limited Partnership (52270) (\$474,706) Rural
2022-07-IHDA-191y
- z. Resolution Authorizing Grant Funds for Hickory Ridge Apartments (52327) (\$277,990) Rural

2022-07-IHDA-191z

- aa. Resolution Authorizing Grant Funds for Country View Apartments,
LP (52328) (\$220,275) Rural

2022-07-IHDA-191aa

D. Executive Matters

- 1. Resolution Authorizing the Next Generation Request for Applications (Not to Exceed \$5,000,000.00) V. Hill

2022-07-IHDA-192

VI. NEW BUSINESS

VII. WRITTEN REPORTS (Informational Purposes Only)

- A. Authority Financial Statements T. Hicks
- B. Accounting Payments Report T. Hicks
- C. Investment Holdings E. Gin
- D. Communications Report A. Lee
- E. External Relations Report B. Kiley
- F. Diversity, Equity and Inclusion Report T. Davis
- G. ILRPP Report J. Soriano

VIII. ADJOURNMENT