

AGENDA



Illinois Housing Development Authority Board Meeting

Friday, November 18, 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 Asset Management Committee Meeting M. Weaver
(9:00 a.m. November 18, 2022)
- B. IHDA Finance Committee Meeting E. Gin
(10:00 a.m. November 18, 2022)

III. MINUTES - COMMITTEE MEETINGS

- A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from August 19, 2022 L. Ramirez
(as reviewed by the Asset Management Committee on November 18, 2022)
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from October 21, 2022 S. Tornatore
(as reviewed by the Finance Committee on November 18, 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 Members of the Illinois Housing Development Authority Held on October 21, 2022 M. Ohle
2022-11-IHDA-276

B. Procurement Matters

- 1. Resolution Authorizing an Amendment to the Agreement with RingCentral, Inc. Increasing the Not to Exceed Amount by an Additional \$360,000.00 K. Evans
2022-11-IHDA-277
- 2. Resolution Authorizing Amendment to Agreements with Mythics, Inc. for Oracle Software and Services K. Evans

2022-11-IHDA-278

3. Resolution Authorizing the Execution of a Litigation Counsel Legal Service Agreement M. Ohle

2022-11-IHDA-279

C. Multifamily Matters

1. Resolution Authorizing Replacement of a HOME Grant (\$2,222,922.00) with a National Housing Trust Fund Grant, Increasing the National Housing Trust Fund Grant by an Additional Amount (\$637,000.00), and Extending the Commitment Expiration Date for Housing Forward-PSH Broadview (PID –11902) M. Ryan

2022-11-IHDA-280

2. Resolution Authorizing Increase of Trust Fund Loan (\$1,835,451) for Madison Apartments III (PID–11909) C. Brown

2022-11-IHDA-281

3. 12186 Wilmette Scattered Site Community Land Trust Program D. Hilmer
 - a. Resolution Authorizing a Decrease in State Tax Credits (150,310) and a Trust Fund Grant (not to exceed \$315,000.00) for Wilmette Scattered Site Community Land Trust Program-A (PID-12186)

2022-11-IHDA-282a

- b. Resolution Authorizing an Increase of State Tax Credits (150,310) and a Legal Description Update for Wilmette Scattered Site Community Land Trust Program-B (PID-12186)

2022-11-IHDA-282b

4. Resolution Authorizing Increase of Trust Fund Loan (\$322,000) for Main Street Lofts (PID–11780) K. Pryor

2022-11-IHDA-283

5. Resolution Authorizing Increase of Trust Fund Loan (\$670,000) for Wildwood Commons (PID–12047) K. Pryor

2022-11-IHDA-284

6. Resolution Authorizing a Legal Description Update for Southwest Reentry (PID 52272) F. Clair

2022-11-IHDA-285

7. Resolution Authorizing a Legal Description Update for Challenge II Change Transitional Center (PID-52299) D. Hilmer

2022-11-IHDA-286

8. Resolution Authorizing a Legal Description Update for GRO C. Brown

Independent Housing (PID 52289)

2022-11-IHDA-287

9. Resolution Authorizing Federal Tax Credit Increase for Lukins' Landing (fka Petersburg Place) (PID -11801) H. Spray

2022-11-IHDA-288

D. Asset Management Matters

1. Resolution Authorizing a Forbearance Agreement Extension for Hollow Tree Apartments (40-153-01) D. DeCuir

2022-11-IHDA-289

2. Resolution Approving a Forbearance Agreement Extension and an Extension of Maturity Date for Hollow Tree II (40-484-01) D. DeCuir

2022-11-IHDA-290

3. Assumption of Regulatory Agreement and Extended Use Agreement and Change in Property Management for Valley View Apartments (PID#2174) L. Thompson

2022-11-IHDA-291

4. Resolution Authorizing a Change in Ownership, Assignment and Assumption of Regulatory Agreement, Extended Use Agreement and Loan Documents, Change in Property Management and Loan Subordination for Woodridge Manor (PID#292) D. DeCuir

2022-11-IHDA-292

E. Finance Matters

1. Resolution Ratifying Establishment of Loan Loss Reserve T. Hicks

2022-11-IHDA-293

2. Resolution of Intent to Issue Bonds of Revenue Obligations under Single Family and Multi-Family Bond Programs In an Aggregate Principal Amount Not to Exceed \$1,000,000,000.00 A. Nestlehut

2022-11-IHDA-294

F. Community Affairs Matters

1. Resolution Authorizing a Change from an Amendment to the Intergovernmental Agreement to a Sub-recipient Agreement for the Cook County Mortgage Foreclosure Mediation Program R. Garcia

2022-11-IHDA-295

2. Resolution Authorizing a Change in Delegated Grant Administrator And an Extension For the Community Impact Fund Round 4 from the Trust Fund Program with Habitat for Humanity of Illinois C. Williams

G. Human Resources Matters

1. Resolution Authorizing Agreements for the Provision of Group Benefits and Service K. Kartes
2022-11-IHDA-297

V. MAIN AGENDA

A. Multifamily Finance Matters

1. Greenleaf Apartments S. Pyzik
 - a. Resolution Authorizing a Conduit Loan (not to exceed \$63,000,000.00) for Greenleaf Apartments (PID-12221)
2022-11-IHDA-298a
 - b. Resolution Authorizing the Issuance of Not to Exceed \$63,000,000 Aggregate Principal Amount of Multifamily Housing Revenue Note, Series 2022 (Greenleaf Apartments)
2022-11-IHDA-298b
2. Commonwealth Apartments K. Matkom
 - a. Resolution Authorizing a Conduit Loan (not to exceed \$44,000,000.00) for Commonwealth Apartments (PID-12222)
2022-11-IHDA-299a
 - b. Resolution Authorizing The Issuance of Not to Exceed \$44,000,000 Aggregate Principal Amount of Multifamily Housing Revenue Note, Series 2022 (Commonwealth Apartments)
2022-11-IHDA-299b

B. SRU Matters

1. Resolution Regarding an Amendment to the Administrative Rules for the Homeowner Assistance Fund Program C. Freeman
2022-11-IHDA-300
2. Resolution Authorizing Grant Extensions, Removal of Spending Caps, and Grant Increase for Housing Stability Services under the Homeowner Assistance Fund (Total Increase Amount Not to Exceed \$3,604,039.00) A. Mathunny
20 22-11-IHDA-301
3. Resolution Authorizing an Intergovernmental Agreement with the Illinois Department of Human Services in connection with an Emergency Rental Assistance Program for Asylum Seekers and Related Matters A. Mathunny
2022-11-IHDA-302

C. Asset Management Matters

- | | |
|---|-----------|
| 1. Resolution Authorizing a Change in Ownership, Assignment and Assumption of Regulatory Agreement, Extended Use Agreement and Grant Documents and Change in Property Management for Nineteen (19) IHDA Properties aka Harmony Portfolio Sale
2022-11-IHDA-303 | K. Jurmu |
| 2. Resolution Authorizing and Ratifying Matters Related to the Disposition of Roseville Apartments (30-1269-01)
2022-11-IHDA-304 | M. Ansani |

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. COVID-19 Housing Assistance Report | A. Mathunny |

VIII. ADJOURNMENT