

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY
OCTOBER 21, 2022 – BOARD MEETING MINUTES**

Pursuant to notification given at least 48 hours prior to the start of the meeting, the Members of the Illinois Housing Development Authority (the “Authority”) met for a regularly scheduled meeting on October 21, 2022. Consistent with Section 7(e) of the Open Meetings Act and gubernatorial disaster proclamations issued by Governor Pritzker in connection with the Coronavirus Disease 2019 (COVID-19) pandemic, the Authority determined, as certified by the Authority’s Executive Director, that conducting a “hybrid” meeting was prudent due to the disaster and provided public notice that it would conduct the regularly scheduled October Board Meeting with limited in-person capacity, plus audio and video.

I. Opening

- A. Call to Order: Chairman Harris called the meeting to order at 11:05 a.m.
- B. Roll Call: Ms. Synowiecki took a roll call. Chairman Harris, Ms. Berg, and Mr. Tornatore participated in the meeting in-person, being physically present at the Authority’s office at 111 E. Wacker. Vice Chairperson Ramirez and Mr. Morsch participated via the virtual platform. Mr. Arbuckle and Ms. Kotak did not participate in the meeting virtually or otherwise.
- C. Chairman Harris indicated that no one had requested the opportunity to provide public comments.

II. Committee Materials

Next, Chairman Harris referred the Members to the electronic Board book material for the Finance Committee (including Tri-Annual IT Update).

III. Committee Minutes

- A. Finance Committee Minutes, Chairman Harris recommended the Members’ approval of the minutes from the September 16, 2022, Finance Committee meeting.

A motion to approve the Finance Committee Minutes from September 16, 2022, was made by Ms. Berg and seconded by Mr. Morsch; A roll call was taken, and the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

IV. Consent Agenda

Chairman Harris noted that there were twenty-eight (28) Resolutions on the consent agenda. He then proceeded to publicly recite the title of each of the Resolutions on the consent agenda.

A. Minutes

1. 2022-10-IHDA-242: Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on September 16, 2022.

B. Procurement Matters

1. 2022-10-IHDA-243: Resolution Authorizing Agreements for Financial Advisory, Consolidated Cash Flow Management, Single Family Loan Pipeline Management and TBA Hedge Execution Services In an Amount Not-to-Exceed \$4,600,000.00
2. Legal Service Agreements
 - a. 2022-10-IHDA-244: Resolution Authorizing the Execution of an Issuer's Counsel-General Outside Counsel Legal Service Agreement (not-to-Exceed \$17,233,440)
 - b. 2022-10-IHDA-245: Resolution Authorizing the Execution of an Employment & Labor Counsel legal Service Agreement (not-to-Exceed \$537,800)
 - c. 2022-10-IHDA-246: Resolution Authorizing the Execution of a Special Tax Counsel Legal Service Agreement with Kutak Rock LLP (not-to-Exceed \$441,600)
 - d. 2022-10-IHDA-247: Resolution Authorizing a Short-Term Legal Service Agreement with Peterson, Johnson & Murray Chicago, LLC for General Litigation Counsel Services (not-to-Exceed \$100,000)
 - e. 2022-10-IHDA-248: Resolution Authorizing a Short-Term Legal Service Agreement with Saul Ewing Arnstein & Lehr LLP for Complex Litigation Counsel Services (not-to-Exceed \$100,000)
3. 2022-10-IHDA-249: Resolution Authorizing First Renewal of Master Servicing Agreement In an Amount Not to Exceed \$2,100,000.00
4. 2022-10-IHDA-250: Resolution Authorizing an Agreement for Audit Services In an Amount Not to Exceed \$105,500
5. 2022-10-IHDA-251: Resolution Authorizing an Agreement for Adobe Subscriptions In an Amount Not to Exceed \$58,995.60

6. 2022-10-IHDA-252: Resolution Authorizing an Agreement with Mythics, Inc. for Additional JD Edwards Enterprise One Software Licenses, Maintenance and Support Services In an Amount Not to Exceed \$46,564.35
7. 2022-10-IHDA-253: Resolution Authorizing Purchase of Two New Vehicles In an Amount Not to Exceed \$80,000.00
8. 2022-10-IHDA-274: Resolution Authorizing an Agreement to the Agreement with Vera Creative, Inc. for Video Marketing Services Increasing the Not to Exceed Amount by \$15,000.00

C. Multifamily Matters

1. 2022-10-IHDA-254: Resolution Allocating Funds to the COVID-19 Affordable Housing Grant Program
2. 2022-10-IHDA-255: Resolution Authorizing the Replacement of HOME Funds with an Increase of the CAHGP Grant (\$*,521,015.00) and a Return and Reallocation of Low-Income Housing Tax Credits for The New Broadview (PID-11595)
3. 2022-10-IHDA-256: Resolution Authorizing a Legal Description Update for YWCA Justice Project - #1 (PID-52240)
4. 2022-10-IHDA-257: Resolution Authorizing a Change in Grantee for Phoenix Recovery Women (PID-52276)
5. 2022-10-IHDA-259: Resolution Authorizing an Extension of the Commitment Expiration Date for various Permanent Supportive Housing Round VIII.

D. Homeownership Matters

1. 2022-10-IHDA-260: Resolution Regarding Freddie Mac Delegations

E. Asset Management Matters

1. 2022-10-IHDA-261: Resolution Authorizing a Modification of Existing Extended Use Agreement for St. James Senior Housing (PID-2243-05)
2. 2022-10-IHDA-262: Resolution Approving an Amendment to the extended Use Agreement for Covered Bridges (PID FTE-2041-06)

3. 2022-10-IHDA-263: Resolution Authorizing LTOS Funding Agreement Extension (\$1,679,128) for East Bank Pointe (PID-2903)
4. 2022-10-IHDA-264: Resolution Authorizing the Change of Ownership, Assignment and Assumption of Regulatory Agreement and Subordination of Regulatory Agreement for Kenwood Oakland Apartments (30-653)
5. 2022-10-IHDA-265: Resolution Authorizing the Change of Ownership, Assignment and Assumption of Regulatory Agreement and Subordination of Regulatory Agreement for Kenwood-Oakland Apartments (30-653)

E. Finance Matters

1. 2022-10-IHDA-266: Quarterly Resolution Ratifying ‘Permitted Financial Activities’ under the Authority’s Finance Management Policy

G. Administrative Matters

1. 2022-10-IHDA-267: Resolution Amending & Restating Purchasing Delegations and Signature Authority
2. 2022-10-IHDA-273: Resolution Authorizing Matters Related to the Authority’s Real Estate Lease for Office Space at 111 E. Wacker, Chicago, IL

H. SPAR Matters

1. 2022-10-IHDA-268: Resolution Authorizing the Termination of the Section 811 Assistance Contracts and Use Agreements

After the completion of the public recital of the Resolution titles, Chairman Harris asked the Members if anyone had any additional comments or wanted to remove any Resolutions from the consent agenda.

The Members had no additional comments or questions and none of the Members made a motion to remove any Resolution from the consent agenda. A motion to adopt the consent agenda Resolutions was made by Mr. Morsch and seconded by Ms. Berg. A roll call was taken, and the twenty-eight (28) Resolutions noted above were adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

V. Chairman Harris indicated that the Additional Resolutions would now be discussed.

A. SPAR Matters

1. 2022-10-IHDA-269: Resolution Authorizing Section 811 Rental Assistance

Mr. Ryan stated on that the Section 811 Supportive Housing for Persons with disabilities Project Rental Assistance Demonstration Program (the “Section 811 PRA Demo”) will identify, stimulate, and support innovative state-level strategies that will transform and increase housing for extremely low-income persons with disabilities while also making available appropriate supportive services and that pursuant to Resolution No. 2012-IHDA-109, the Authority was authorized to accept rental assistance funds in the amount of \$12,000,000.00 and enter into an agreement with the United States Department of Housing and Urban Development (“HUD”) to administer the Section 811 PRA Demo for Illinois and pursuant to Resolution No. 2017-IHDA-215, the Authority was authorized to accept additional rental assistance funds in the amount of \$6,420,000.00 and enter into an agreement with HUD to administer the Section 811 PRA Demo for Illinois.

He then stated that the Authority proposes to award funds under the Section 811 PRA Demo to provide rental assistance to 6 developments in an aggregate amount not to exceed \$3,359,040.00 (“Rental Assistance”). He proceeded to discuss the developments being recommended for funding.

A motion to adopt the Resolution was made by Mr. Tornatore and seconded by Ms. Berg. A roll call was taken, and the Resolution was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

B. Multifamily Finance Matters

1. 1201 N. California Avenue

- a. 2022-10-IHDA-270a: Resolution Authorizing a Grant under the Covid-19 Affordable Housing Grant Program (Not to Exceed \$1,406,677.00) for 1201 N. California Family Apartments (PID-11796)
- b. 2022-10-IHDA-270b: Resolution Authorizing a Conduit Loan (not to exceed \$12,000,000) and a Grant under the Covid-19 Affordable Housing Grant Program (Not to Exceed \$2,565,851.00) for 1201 N. California Family Apartments (PID-11797)
- c. 2022-10-IHDA-270c: Resolution Authorizing the Issuance of Not to Exceed \$12,000,000 Aggregate Principal Amount of Multifamily Housing Revenue Bonds Series 2022 (1201 N. California Avenue)

Ms. Roddy stated that the Authority was allocated funds to establish the COVID-19 Affordable Housing Grant Program (“CAHGP”) to provide gap financing for eligible, qualified multi-family rental developments for low and moderate households within the State.

She then stated that pursuant to Resolution 2021-05-IHDA-93b, the Authority has previously allocated federal low income housing tax credits (“Federal Tax Credits”) to the 1203 N. California Family Apartments, however, due to increased construction costs, supply and labor shortages related to the COVID-19 pandemic, the 1201 N. California HHDC, LP (“Owner”) has a financing gap which would make the Development financially infeasible and the Hispanic Housing Development Corporation (“Sponsor”) has applied for a grant under the CAHGP in an amount not to exceed \$1,406,677.00 (the “Grant”), to address the financing gap in the acquisition, rehabilitation, construction and permanent financing the Development.

She then stated that the Authority acquires funds to make loans (individually, a “Conduit Loan”) for affordable housing developments through the issuance of notes (“Notes”) and bonds (“Bonds”); immediately upon the closing of a Conduit Loan, such Conduit Loan is assigned to a third party, to be determined on or before the closing date of such Conduit Loan and that the Authority intends to obtain the funds to make the Conduit Loan in an amount not to exceed \$12,000,000.00 in the issuance of Bonds.

She further stated that as a part of the Conduit Loan, the Authority is allocating federal low-income housing tax credits to the Development; however, due to increased construction costs, supply and labor shortages related to the COVID-19 pandemic, the Owner has a financing gap which would make the Development financially infeasible. Therefore, the Sponsor has applied for a grant under the CAHGP in an amount not to exceed \$2,565,851.00 (the “Grant”), to address the financing gap in the Development.

A motion to adopt Resolution Nos. 2022-10-IHDA-270a, 2022-10-IHDA-270b and 2022-10-IHDA-270c was made by Mr. Tornatore and seconded by Vice Chairperson Ramirez. A roll call was taken, and the Resolution was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

C. Finance Matters

1. 2022-10-IHDA-271: Resolution Authorizing the Issuance of Not to Exceed \$275,000,000 Revenue Bonds 2022 Series G, 2022 Series H and 2022 Series I

Mr. Nestlehut stated that this Resolution authorizes the issuance of not to exceed \$275,000,000 aggregate principal amount of Illinois Housing Development Authority Revenue Bonds, 2022 Series G (the “2022 Series G Bonds”), 2022 Series H (the

“2022 Series H Bonds”) and 2022 Series I (the “2022 Series I Bonds”), collectively with the 2022 Series G Bonds, 2022 Series H and 2022 Series I Bonds, (the “2022 Series G, H and I Bonds”) in one or more series at the same time or at different times. This Resolution is a delegation resolution.

He then stated that the 2022 Series G, H and I Bonds are to be issued on or before June 30, 2023, pursuant to a Revenue Bonds General Indenture (the “General Indenture”). The General Indenture authorized by Resolution 2016-IHDA-008 adopted February 19, 2016, permits the issuance of multiple series of bonds from time to time (the “Bonds”), including the 2022 Series G, H and I Bonds, as special limited obligations, with a claim to payment solely from, and secured on a parity with each other by, property and revenues pledged under the General Indenture. The 2022 Series G, H and I Bonds are not general obligations of the Authority.

He added that the 2022 Series G, H and I Bonds may be issued in one or more series or subseries. The 2022 Series G, H and I Bonds may be issued as fixed interest rate bonds or as variable interest rate bonds, or in part fixed interest rate bonds and in part variable interest rate bonds. If any of the 2022 Series G, H and I Bonds are issued as variable interest rate bonds, the delegated officers of the Authority are authorized to provide for the Authority to acquire a letter of credit or other credit enhancement and to obtain a liquidity facility or similar instruments, in each case with respect to the variable rate bonds. A conversion of variable rate bonds from one interest rate mode to another (i.e., variable to fixed) may be made upon a written Subsequent Determination of the delegated officers of the Authority described above, without further action by the Members of the Authority. There is delegated to certain officers of the Authority the power, and such persons are authorized, to execute and enter into one or more interest rate swap or other rate protection contracts and related agreements. Proceeds of the 2022 Series G, H and I Bonds, along with other Authority funds as described herein, will be used to acquire, or reimburse the acquisition of, Mortgage-Backed Securities (or participation interests therein) and fund Assistance Loans and redeem and refund certain prior series of Revenue Bonds issued under the General Indenture or refund other obligations of the Authority, which were used to acquire, or reimburse the acquisition of mortgage backed securities or refund certain prior obligations of the Authority. A cash flow projection made by the Authority will demonstrate that expected revenues will be sufficient to meet debt service on the 2022 Series G, H and I Bonds and related expenses under a variety of scenarios. Issuance of additional Bonds under the General Indenture subsequent to the 2022 Series G, H and I Bonds would require a future resolution of the Authority.

He further stated that the proceeds of the sale of the 2022 Series G, H and I Bonds, together with other available funds, will be used to acquire, or reimburse the acquisition of, Mortgage-Backed Securities (or participation interests therein) and fund Assistance Loans and redeem and refund certain prior series of Revenue Bonds issued under the General Indenture or refund other obligations of the Authority, which were used to acquire, or reimburse the acquisition of mortgage backed securities or refund certain prior obligations of the Authority. The 2022 Series G, H and I Bonds,

if issued on a tax-exempt basis, would be expected to use volume cap from the Authority's 2019 and/or 2020 carryforward in an amount not exceeding \$275,000,000.

A motion to adopt the Resolution was made by Vice Chairperson Ramirez and seconded by Ms. Berg. A roll call was taken, and the Resolution was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

D. Asset Management Matters

1. Limited Rehab Preservation Program

Chairman Harris stated the Asset Management team will present 29 proposed grants awards for the Limited Rehabilitation Program.

Ms. Thompson stated that she will be presenting a group of projects to be considered under the Rehab Preservation Program. She then stated that the funding available is \$28 million with a maximum individual grant of \$475,000. She indicated that applicants were required to submit a physical needs assessment and commit to an additional 10 years of affordability. She stated 34 applications were received with a total of \$27.29 million requested. She said today's request seeks to award 29 developments with a total of \$12.78 million in grant awards. She said the repairs which will be made to these developments are designed to improve the quality of life for the residents.

After Ms. Thompson completed her presentation, Chairman Harris requested a motion to combine Resolution No. 2022-10-IHDA-272a through Resolution No. 272ac. A motion was made by Mr. Tornatore and seconded by vice Chairperson Ramirez. A roll call was taken, and the motion to combine the 29 resolutions (Resolution No. 2022-10-IHDA-272a through Resolution No. 272ac) was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez Ms. Berg, Mr. Morsch, and Mr. Tornatore.

Chairman Harris then read the 29 resolution Numbers and Titles.

- a. 2022-10-IHDA-272a: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$474,987.00) for 1614-22 Jonquil Terrace (PID-52350)
- b. 2022-10-IHDA-27b: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$431,300.00) for Howard Apartments (PID-52301)

- c. 2022-10-IHDA-272c: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$416,790.00) for Nuestro Hogar (PID-52305)
- d. 2022-10-IHDA-272d: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$472,657.00) for Sheridan Park Apartments (PID-52342)
- e. 2022-10-IHDA-272e: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$473,945.00) for Spaulding & Trumbull (PID-52346)
- f. 2022-10-IHDA-272f: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$474,809.00) for Washington Row House Manor (PID-52237)
- g. 2022-10-IHDA-272g: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$398,123.00) for Highpoint Apartments (Serenity (PID-52283)
- h. 2022-10-IHDA-272h: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$475,000.00) for Hillcrest Apartments (PID-52334)
- i. 2022-10-IHDA-272i: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$467,410.00) for Jefferson Street Homeless Initiative (PID-52338)
- j. 2022-10-IHDA-272j: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$475,000.00) for Sage Crest Hill Apartments (PID-52335)
- k. 2022-10-IHDA-272k: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$453,817.00) for Alpha Plaza Apartments (PID-52331)
- l. 2022-10-IHDA-272l: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$458,183.00) for Bradlee Park Apartments (PID-522440)
- m. 2022-10-IHDA-272m: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$475,000.00) for Chapel Gardens Senior Apartments (PID-52352)

- n. 2022-10-IHDA-272n: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$474,999.00) for Crestview Village Apartments (PID-52310)
- o. 2022-10-IHDA-272o: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$472,620.00) for Faust Landmark Apartments (PID-52345)
- p. 2022-10-IHDA-272p: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$431,471.00) for Roosevelt School Apartments (PID-52271)
- q. 2022-10-IHDA-272q: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$333,731.00) for Heartland Apartments (aka Carbondale Supportive Housing (PID-52323)
- r. 2022-10-IHDA-272r: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$473,600.00) for Heartland Park Elderly Living Center (PID-52349)
- s. 2022-10-IHDA-272s: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$470,045.00) for Hometown Harbor (PID-52348)
- t. 2022-10-IHDA-272t: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$474,999.00) for Hurricane Creek Apartments (PID-52317)
- u. 2022-10-IHDA-272u: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$474,320.00) for Oxford House Apartments (PID-52341)
- v. 2022-10-IHDA-272v: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$461,686.00) for Phoenix Towers (PID-52343)
- w. 2022-10-IHDA-272w: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$334,266.00) for River-to-River Community of Marion (PID-52316)
- x. 2022-10-IHDA-272x: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$458,306.00) for Sandwich Manor (PID-52344)

- y. 2022-10-IHDA-272y: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$376,131.00) for Country Villages I, II and III (PID-52340)
- z. 2022-10-IHDA-272z: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$473,993.00) for Fairview Estates Apartments (PID-52326)
- aa. 2022-10-IHDA-272ab: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$432,524.00) for Green View Estates (PID-52268)
- ab. 2022-10-IHDA-272ab: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$365,180.00) for Pine View Apartments (PID-52329)
- ac. 2022-10-IHDA-272ac: Resolution Authorizing a Capital Bill Preservation Program: Limited Rehabilitation Grant (not to Exceed \$327,097.00) for River to River Anna Supportive Living (PID-52315)

A motion to adopt Resolution Nos. 2022-10-IHDA-272a through Resolution No. 2022-10-IHDA-272ac, as combined by the prior motion, vote and roll call, was made by Vice Chairperson Ramirez and seconded by Mr. Morsch. A roll call was taken, and Resolution No. 2022-10-IHDA-272a through Resolution No. 2022-10-IHDA-272ac, as combined were adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore.

VI. New Business

Chairman Harris stated that there is no new business to discuss.

VII. Written Reports

Chairman Harris referred the Members to the following written reports in the Board book: Authority Financial Statements, Accounting Payments, Investment Holdings, Communications, External Relations, Operational Excellence, Diversity, Equity, and Inclusion, and COVID-19 Housing Assistance Report.

IX. Adjournment

A motion to adjourn was made by Ms. Berg and seconded by Mr. Morsch. A roll call was taken, and the motion to adjourn was approved by the affirmative votes of Chairman Harris,

Vice Chairperson Ramirez, Ms. Berg, Mr. Morsch, and Mr. Tornatore. The meeting adjourned at 11:35am.