

AGENDA



Illinois Housing Development Authority Board Meeting Friday, April 19, 2024, 11:00 am - 12:00 pm

I. OPENING

- A. Call to Order
- B. Roll Call
- C. Public Comment Period

II. MATERIALS - COMMITTEE MEETINGS (Informational Purposes Only)

- A. IHDA Finance Committee Meeting (including Semi-Annual IT Update) K. Evans
(9:00 a.m. April 19, 2024)

III. MINUTES - COMMITTEE MEETINGS

- A. Motion to approve the IHDA Finance Committee Meeting Minutes from S.
March 15, 2024 Tornatore
(as reviewed by the Finance Committee on April 19, 2024)

IV. CONSENT AGENDA

A. Minutes

- 1. Resolution Approving the Minutes of the Regular Meeting of the M. Ohle
Members of the Illinois Housing Development Authority Held on
March 15, 2024
2024-04-IHDA-048

B. Procurement Matters

- 1. Resolution Authorizing the Renewal of Bond Counsel Legal Service M. Ohle
Agreements
2024-04-IHDA-049
- 2. Resolution Authorizing a New Agreement with SHI International K. Evans
Corporation For Additional Monday.com Licenses
2024-04-IHDA-050

C. Finance Matters

- 1. Quarterly Resolution Ratifying 'Permitted Financial Activities' under S. Martin
the Authority's Financial Management Policy
2024-04-IHDA-051

2.

Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multifamily Bond Programs (Home Rule Pool) In an Aggregate Principal Amount Not to Exceed \$750,000,000.00

M.
Babcock

2024-04-IHDA-052

3. Resolution of Intent Concerning the Issuance of Revenue Obligations under Single Family and Multifamily Bond Programs (Non-Home Rule Pool) In an Aggregate Principal Amount Not to Exceed \$250,000,000.00

M.
Babcock

2024-04-IHDA-053

4. Resolution Regarding Support for Revenue Bonds Indenture

M.
Babcock

2024-04-IHDA-054

D. Multifamily Matters

1. Resolution Authorizing a Change of Sponsor, a Change in Financing, and HOME Loan (\$3,686,963) for Timber Trails Apartments (12118)

S. Foster

2024-04-IHDA-055

2. Resolution Authorizing a Site Location Change for Housing for Justice Involved Individuals HACC Re Entry Transitional Housing Project (PID 52306)

C. Brown

2024-04-IHDA-056

3. Resolution Authorizing an Extension of the Commitment Expiration Date for a Loan under the Illinois Affordable Housing Program (Not to Exceed \$2,475,058.00) and a Grant under the National Housing Trust Fund Program (Not to Exceed \$6,024,942.00) for Grace Terrace f/k/a Arlington Heights PSH (PID 11897)

C. Brown

2024-04-IHDA-057

4. Resolution Authorizing an Extension of the Commitment Expiration Date for a Grant under the COVID-19 Affordable Housing Grant Program (Not to exceed \$3,305,000) for North Point Homes of Sullivan (PID – 11823)

D. Hilmer

2024-04-IHDA-058

E. Asset Management Matters

1. Resolution Ratifying a Sale of 406 N. Bitterroot of County Estates I

M.
Weaver

2024-04-IHDA-059

2. Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Brainerd Avenue Apartments (30-2406)

K. Padgitt

2024-04-IHDA-060

3. Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Strawberry Meadows Apartments (40-6380) K. Padgitt
2024-04-IHDA-061

F. Strategic Response Unit Matters

1. Resolution Ratifying Modification of the Court Based Rental Assistance Program P. Sellke
2024-04-IHDA-062
2. Resolution Authorizing Modifications to the Housing Stability Services Grant Agreements and a Reallocation of Funding under the Asylum Seeker Emergency Rental Assistance Program P. Sellke
2024-04-IHDA-063

G. SPAR Matters

1. Resolution Amending Various Prior Resolutions Authorizing Section 811 Rental Assistance Awards E. Ponder
2024-04-IHDA-064
2. Resolution Authorizing a Correction to the Corporation for Supportive Housing Loan Loss Reserve Fund (HTF- 12463) E. Mendoza
2024-04-IHDA-065

H. Human Resources Matters

1. Resolution Authorizing a Referendum in Connection with IHDA's Retirement Benefits K. Kartes
2024-04-IHDA-066

I. General Administrative Matters

1. Resolution Amending & Restating Purchasing Delegations and Signature Authority K. Faust
2024-04- IHDA-067
2. Resolution Regarding Closed Session Minutes M. Ohle
2024-04-IHDA-068

V. MAIN AGENDA

A. Finance Matters

1. Resolution Authorizing The Issuance of Not to Exceed \$350,000,000 REVENUE BONDS 2024 SERIES C, 2024 SERIES D, 2024 SERIES E AND 2024 SERIES F M. Babcock
2024-04-IHDA-069

B. Multifamily Matters

1. Resolution Authorizing Grants, Loans, Federal Tax Credits, State Tax Credits, and an Interest Rate Swap Agreement in connection with Eve B. Lee Place (PID – 12121) Libertyville, Illinois (Amending Prior Resolution 2022-05-IHDA-136r) C. Montoya
2024-04-IHDA-070
2. Resolution Authorizing Loans, a Grant, and an Interest Rate Swap Agreement for Addison Horizon Senior Living Community (PID - 12082) C. Thompson
2024-04-IHDA-071
3. Resolution Authorizing a HOME Loan (\$4,252,697) for Fox Hill Senior Living (PID - 12250) V. Jackson
2024-04-IHDA-072
4. Resolution Authorizing Loans, State Tax Credits, and an Interest Rate Swap Agreement for South Boulevard Shores (PID – 12281) Evanston, Illinois S. Bannon
2024-04-IHDA-073
5. Resolution Authorizing a HOME Loan (Not to Exceed \$1,700,000.00) and State Tax Credits (517,500) for Hillside Senior Apartments (PID-12106) C. Brown
2024-04-IHDA-074
6. PSH Round X Awards S. Foster
 - a. Resolution Authorizing a Trust Fund Loan (\$5,625,378.00) a HOME Grant (\$4,832,842.00), and State Tax Credits (110,500) for East Garfield Park Homes (PID –12450)
2024-04-IHDA-075a
 - b. Resolution Authorizing a Trust Fund Loan (\$3,281,313.00) and a SLFRF Grant (\$8,082,079.00) for Getty Garden (PID –12458)
2024-04-IHDA- 075b
 - c. Resolution Authorizing a Trust Fund Loan (\$3,005,479.00) and a HOME Grant (\$5,017,018.00) for Hill Street Neighborhood (PID –12452)
2024-04-IHDA-075c
 - d. Resolution Authorizing a Trust Fund Loan (\$3,321,363.00) a HOME Loan (\$7,000,000.00) and State Tax Credits (137,500) for Hope Manor Village Joliet (PID –12459)
2024-04-IHDA- 075d
 - e.

Resolution Authorizing a H3C Loan (\$7,000,000.00) for Hope Village H3C (PID – 12381)

2024-04-IHDA- 075e

- f. Resolution Authorizing a Trust Fund Loan (\$2,812,761.00) for Impact Laramie (PID –12323)

2024-04-IHDA-075f

- g. Resolution Authorizing a Change in Ownership, Assignment, Assumption and Subordination of Existing Loans, a Trust Fund Loan (\$4,484,514.00), and a SLFRF Grant (\$5,354,129.00) for Jonquil Terrace (PID –12453)

2024-04-IHDA- 075g

- h. Resolution Authorizing a Trust Fund Loan (\$2,675,569.00) a SLFRF Grant (\$9,581,509.00) and LTOS Rental Assistance (\$1,246,997.00) for Las Rosas (PID –12455)

2024-04-IHDA- 075h

- i. Resolution Authorizing a Trust Fund Loan (\$2,111,448.00), and a HOME Grant (\$4,363,286.00) for Mason Street Apartments (PID –12384)

2024-04-IHDA-075i

- j. Resolution Authorizing a Trust Fund Loan (\$3,216,067.00) and a SLFRF Grant (\$5,809,779.00) for Parkview Apartments (PID –12447)

2024-04-IHDA-075j

- k. Resolution Authorizing a H3C Loan (\$8,000,000.00) for Phoenix Manor (PID – 12068)

2024-04-IHDA- 075k

- l. Resolution Authorizing a Trust Fund Loan (\$1,365,731.00), and a National Housing Trust Fund Grant (\$6,438,552.00) for Rock Island Veterans Housing (PID –12466)

2024-04-IHDA-075l

- m. Resolution Authorizing a Trust Fund Loan (\$2,708,839.00) and a SLFRF Grant (\$6,438,552.00) for Sue's Landing (PID –12454)

2024-04-IHDA- 075m

- n. Resolution Authorizing Subordination of Existing Loans, a Trust Fund Loan (\$4,046,479.00), and a National Housing Trust Fund Grant (\$6,507,332.00) for Villa Guadalupe (PID –12228)

2024-04-IHDA-075n

C. Asset Management Matters

1.

Resolution Authorizing Renewal of Grants to Local Administering
Agencies under the Rental Housing Support Program

M. Fifer

2024-04-IHDA-076

D. Community Affairs Matters

1. Resolution Authorizing Accepting Additional Funds (\$1,025,000.00),
Grant Increases, and Removal of the Maximum Grant Award Under
the Federal Home Loan Bank of Chicago Housing Counseling
Resource Program

R. Garcia

2024-04-IHDA-077

VI. EXECUTIVE CLOSED SESSION

K. Harris

(Pursuant to Sections 2(c)(1) of the Open Meetings Act)

VII. NEW BUSINESS

VIII. WRITTEN REPORTS (Informational Purposes Only)

- A. Authority Financial Statements
- B. Accounting Payments Report
- C. Investment Holdings
- D. Communications Report
- E. External Relations Report
- F. COVID-19 Housing Assistance Programs
- G. Quarterly OpEx Report

K. Evans

K. Evans

M. Witt

J. Frevert

B. Kiley

P.Selke/R. Sepka

L. Grisham

IX. ADJOURNMENT