

PUBLIC NOTICE

**MEETING OF THE MEMBERS
OF
THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY**

The Regular Meeting of the Members of the Illinois Housing Development Authority will be held on Friday, September 20, 2024 at 11:00 a.m. This meeting will be held in the Board Room of the Illinois Housing Development Authority located at 111 E. Wacker Drive, Suite 1000, Chicago, Illinois.

Attached is a tentative agenda.



Friday, September 20, 2024 Board Meeting (11:00AM -12:00PM)

Agenda

I. Opening

- A. Call to Order
- B. Roll Call
- C. Executive Team Update
- D. Public Comment Period

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Audit Committee Meeting (9:00 a.m. September 20, 2024) C. Lopez
 - 1. Audit Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m. September 20, 2024) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Audit Committee Meeting Minutes from June 21, 2024 (as reviewed by the Audit Committee on September 20, 2024) T. Morsch
 - 1. Audit Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from July 19, 2024 (as reviewed by the Finance Committee on September 20, 2024) S. Tornatore
 - 1. Finance Committee Minutes

IV. CONSENT AGENDA

A. Minutes

1. Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on July 19, 2024

K. Finn

a. 2024-09-IHDA-155

B. Procurement Matters

1. Resolution Authorizing Agreements with SS&C Technologies, Inc. for Licenses and Services for CAMRA In an Amount Not to Exceed \$216,843.30

K. Evans

a. 2024-09-IHDA-156

2. Resolution Authorizing Agreement with Mythics, LLC for Oracle Enterprise Performance Management Cloud Services In an Amount Not to Exceed \$118,965.00

K. Evans

a. 2024-09-IHDA-157

3. Resolution Authorizing Agreement for Real Estate Consulting Services In an Amount Not to Exceed \$562,500.00

L. Grisham

a. 2024-09-IHDA-158

4. Resolution Authorizing Amendment to Agreement for On-Demand Property Management Services Increasing the Not-to-Exceed Amount by \$243,712.00

K. Jurmu

a. 2024-09-IHDA-159

C. Multifamily Matters

1. Resolution Authorizing Section 811 Rental Assistance for Johnsburg Workforce Housing (PID - 12171)

H. Cushing

a. 2024-09-IHDA-160

2. Resolution Authorizing Section 811 Rental Assistance for Wildwood Commons (PID - 12047)

H. Kessel

a. 2024-09-IHDA-161

3. Resolution Authorizing Section 811 Rental Assistance for Wildwood Trace (PID - 11931)

H. Kessel

a. 2024-09-IHDA-162

4. Resolution Authorizing Return of 2023 Low

H. Spray

Income Housing Tax Credits and Reallocation of
2024 Low Income Housing Tax Credits for Four
Developments

a. 2024-09-IHDA-163

5. Resolution Authorizing an Extension of the
Commitment Expiration Date for Section 811
Rental Assistance Villa Guadalupe (PID 12228) D. Hilmer

a. 2024-09-IHDA-164

6. Resolution Authorizing an Extension of the
Commitment Expiration Date for a Trust Fund
Loan (Not to Exceed \$3,674,951.00) and a NHTF
Grant (Not to Exceed \$4,172,968.00) for Garden
Apartments (PID 12324) D. Hilmer

a. 2024-09-IHDA-165

7. Resolution Authorizing a Partial Release of
Mortgages and Regulatory Agreements as a
Result of a Bike Path Transfer to Village of Carol
Stream for Autumn Ridge (11991) K. Matkom

a. 2024-09-IHDA-166

8. Resolution Authorizing an Extension of the
Commitment Expiration Date for a National
Housing Trust Fund Grant (Not to exceed
\$3,863,124.00) and a Trust Fund Loan (Not to
exceed \$936,876.00) for Be Neighbors Veterans
Community (PID – 12016) S. Foster

a. 2024-09-IHDA-167

D. Asset Management Matters

1. Resolution Approving an Extension of Maturity
Date for Yale Garden (30-1468) D. DeCuir

a. 2024-09-IHDA-168

2. Resolution Approving an Extension of Maturity
Date and Modification of Loan Documents for
Centralia Meadows (30-1244) K. Padgitt

a. 2024-09-IHDA-169

3. Resolution Approving an Extension of Maturity
Date and Modification of Loan Documents for
Lawrenceville Apartments (30-1245) K. Padgitt

a. 2024-09-IHDA-170

4. Resolution Authorizing a Trust Fund Loan
Payoff, Change in Ownership, Assignment,
Assumption and Subordination of Extended Use K. Padgitt

Agreement and Regulatory Agreement, and
Change in Property Manager for Lynwood Senior
Apartments Phase 1 (30-1193)

a. 2024-09-IHDA-171

5. Resolution Approving Release of Regulatory
Agreement for Normal Haven Apartments (30-
398)

K. Padgitt

a. 2024-09-IHDA-172

6. Resolution Authorizing a Release of
Regulatory Agreement and Disbursement of
Equity Escrow for 26th Ward New Homes (STC-
2677)

L.
Thompson

a. 2024-09-IHDA-173

7. Resolution Authorizing a Change of General
Partner and a Change of Limited Partner and
Change in Property Management and a Loan Re-
subordination for Renaissance St. Luke (PID -
2508)

L.
Thompson

a. 2024-09-IHDA-174

8. Resolution Approving an Extension of Maturity
Date and Modification of Loan Documents for
Jefferson Street Homeless Initiative aka
Northwest Compass (30-1152)

L.
Thompson

a. 2024-09-IHDA-175

E. Finance Matters

1. Resolution Authorizing Expenditure of Funds
For Fiscal Year 2023 Audit Expenses In an
Amount Not to Exceed \$402,287.00

M.
Jalaluddin

a. 2024-09-IHDA-176

2. Resolution Ratifying Establishment of Loan
Loss Reserve

M.
Jalaluddin

a. 2024-09-IHDA-177

3. Resolution Amending Designations of a Portion
of Administrative Fund Net Assets for Programs
under Various Scenarios

M.
Jalaluddin

a. 2024-09-IHDA-178

4. Resolution Amending Financial Management
Policy

M.
Babcock

a. 2024-09-IHDA-179

F. SPAR Matters

1. Resolution Authorizing a Revision to the Interest Rate for the Corporation for Supportive Housing Loan Loss Reserve Fund (HTF- 12463) E. Mendoza

a. 2024-09-IHDA-180

G. Strategic Response Unit Matters

1. Resolution Authorizing a Reallocation of Funds and an Amendment to the Intergovernmental Agreement in connection with the Illinois Department of Human Services Asylum Seekers Emergency Rental Assistance Program R. Sepka

a. 2024-09-IHDA-181

H. Administrative Matters

1. Resolution Appointing Members to Board Committees K. Faust

a. 2024-09-IHDA-182

2. Resolution Regarding the Officers of the Authority K. Faust

a. 2024-09-IHDA-183

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing a Trust Fund Loan (Not to Exceed \$1,490,959) and State Tax Credits (250,000) for Station View Lofts (PID-12364) H. Kessel

a. 2024-09-IHDA-184

B. Finance Matters

1. Resolution Authorizing The Issuance of Not to Exceed \$72,500,000 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2021-3 and 2021C-4 (900 W. Randolph) M. Babcock

a. 2024-09-IHDA-185 (Resolution)

b. 2024-09-IHDA-185 (Exhibits Only)

2. Resolution Authorizing The Issuance of Not to Exceed \$350,000,000 Revenue Bonds 2024 Series I, 2024 Series J, 2024 Series K and 2024 Series L M. Babcock

a. 2024-09-IHDA-186 (Resolution Only)

b. 2024-09-IHDA-186 (Exhibits Only)

C. Multifamily Finance Matters

1. Buena Vista Apartments

H.Nieberg

a. Resolution Authorizing Conduit Loans (Not to Exceed \$49,000,000) For Buena Vista Apartments (PID - 12076)

a. 2024-09-IHDA-187a

b. Resolution Authorizing The Issuance of Multifamily Housing Revenue Notes Series 2024A and 2024B (Buena Vista Apartments) in Combined Aggregate Principal Amount Not to Exceed \$49,000,000

a. 2024-09-IHDA-187b (Resolution Only)

b. 2024-09-IHDA-187b (Exhibits Only)

2. Leyden Apartments

C. Dennis

a. Resolution Authorizing a Conduit Loan (not to exceed \$22,656,000.00), HOME Loan (\$5,982,876.00) and Illinois Affordable Housing Tax Credits (851,163) For Leyden Apartments (PID-12339)

a. 2024-09-IHDA-188a

b. Resolution Authorizing The Issuance of Not to Exceed \$22,656,000 Aggregate Principal Amount of Multifamily Housing Revenue Bonds Series 2024 (Leyden Apartments)

a. 2024-09-IHDA-188b (Resolution Only)

b. 2024-09-IHDA-188b (Exhibits Only)

D. Multifamily Finance & Asset Management Matters

1. New Holland Apartments

S. Bannon

a. Resolution Approving an Extension of Forbearance Expiration Date, Change in Ownership, Assignment and Assumption, and Conditional Forgiveness of Indebtedness For New Holland Apartments (2060)

a. 2024-09-IHDA-189a

b. Resolution Authorizing a Conduit Loan (not to exceed \$9,420,000.00), Trust Fund Loan (\$4,776,000.00), Modification of EUA and Illinois Affordable Housing Tax Credits (827,500) For New Holland Apartments (PID-12255)

a. 2024-09-IHDA-189b

c. Resolution Authorizing The Issuance of Not to Exceed \$9,420,000 Multifamily Housing Revenue Note, Series 2024 (New Holland Apartments)

a. 2024-09-IHDA-189c (Resolution Only)

b. 2024-09-IHDA-189 (Exhibits Only)

E. Asset Management Matters

1. Resolution Authorizing a Change in Ownership, Change in Property Manager, Assignment and Assumption of Loan Documents for Existing Trust Fund Loan for Karibuni Place (30-428)

D. DeCuir

a. 2024-09-IHDA-190

2. Resolution Authorizing LTOS Grant for Bradford Apartments (PID-10093) (not to exceed \$872,298); Heritage Landing (PID-10098) (not to exceed \$1,278,481); and Haven House (PID-10099) (not to exceed \$1,273,809)

R. Howell

a. 2024-09-IHDA-191

F. Community Affairs Matters

1. Resolution Authorizing Extension of Grants Under the Land Bank Technical Assistance Network Program, Round 2

N. Pecori
Fioretti

a. 2024-09-IHDA-192

VI. NEW BUSINESS

VII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements

S. Runkle

B. Accounting Payments Report.pdf

S. Runkle

C. Investment Holdings

S. Martin

D. Communications Report

J. Frevert

E. External Relations Report

B. Kiley

F. COVID-19 Housing Assistance Programs

P. Sellke

G. Quarterly DEI Board Report.pdf

T. Davis

VIII. ADJOURNMENT