

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY  
OCTOBER 18, 2024 – 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 18, 2024, at the offices of the Authority, 111 East Wacker Drive, Suite 1000, Chicago, Illinois.

**I. Opening**

- A. Call to Order: Chairman Harris called the meeting to order at 11:00 a.m.
- B. Roll Call: Ms. Lindsey took a roll call. Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore participated in the meeting in-person, being physically present at the Authority’s office at 111 E. Wacker.
- C. Chairman Harris recognized Hipolito “Paul” Roldan. The Members of the Illinois Housing Development Authority and staff recognized Mr. Roldan for his contributions to further IHDA’s mission of creating and preserving affordable housing. Chairman Harris expressed to Mr. Roldan IHDA’s tribute to his committed service and its appreciation for his outstanding achievements.
- D. Public Comment: Chairman Harris indicated that no one had requested the opportunity to provide public comments.

**II. Committee Minutes**

- A. Finance Committee Minutes: Chairman Harris recommended the Members’ approval of the minutes from the September 20, 2024 Finance Committee meeting.

A motion to approve the Finance Committee Minutes from September 20, 2024 was made by Mr. Tornatore and seconded by Ms. Berg; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Mr. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

**IV. Consent Agenda**

Chairman Harris noted that there were six (6) 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. 2024-10-IHDA-193: Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on September 20, 2024

## **B. Multifamily Matters**

1. 2024-10-IHDA-194: Resolution Authorizing a Return and Reallocation of Low Income Housing Tax Credits (1,500,000) for Mt. Pisgah Apts (PID-12094)
2. 2024-10-IHDA-195: Resolution Authorizing an Extension of the Commitment Expiration Date for Bristol Place Senior Residences (PID-12139)

## **C. Asset Management Matters**

1. 2024-10-IHDA-196: Resolution Authorizing the Subordination of the Tax Exempt Bond Regulatory Agreements for Valkommen Plaza (12-2093)

## **D. Finance Matters**

1. 2024-10-IHDA-197: Quarterly Resolution Ratifying Permitted Financial Activities under the Authority's Financial Management Policy

## **E. Legal Matters**

1. 2024-10-IHDA-198: Resolution Regarding Closed Session Minutes

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. Hutchcraft and seconded by Ms. Berg. The six (6) Resolutions noted above were adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Mr. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

## **V. Chairman Harris indicated that the additional Resolutions noted below would now be discussed.**

### **A. Multifamily Matters**

1. 2024-10-IHDA-199: Resolution Authorizing an Extension of the Commitment Expiration Date for various Housing for Justice Involved Individuals Program Grants

Ms. Sanchez stated that pursuant to Resolution No. 2021-12-IHDA-276, the Authority was authorized to allocate up to \$7,500,000.00 of the Capital Funds to establish the Housing for Justice-Involved Persons Program (now, Housing for Justice Involved Individuals Program, "Program") and to issue one or more requests for applications

(each, an “RFA”) to award Program funds and, due to a higher number of applications than anticipated and pursuant to Resolution No. 2022-05-IHDA-107, the Authority allocated an additional \$7,500,000.00 of the Capital Funds to the Program for an aggregate allocation of \$15,000,000.00 in Capital Funds.

She further stated that pursuant to various resolutions (“Prior Resolutions”), the Authority was authorized to provide Program funds (“HJIIP Grants”) for the rehabilitation and financing of the Developments (as defined and listed in Exhibit A attached to the Resolution) and to provide the HJIIP Grant described in the Prior Resolutions in connection with the rehabilitation and financing of the Developments, which will expire on October 31, 2024 (“Commitment Expiration Date”).

She then requested approval to extend the Commitment Expiration Date to July 31, 2025.

A motion to adopt the Resolution was made by Mr. Tornatore and seconded by Ms. Poethig. The Resolution was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

## **B. Asset Management Matters**

1. 2024-10-IHDA-200: Resolution Authorizing the Re-subordination of the Trust Fund Loan and Regulatory Agreement and an Extension of the Maturity Date for Senior Suites of Hegewisch (30-1349-01)

Mr. Padgitt stated that the Authority previously provided a loan in the original principal amount of \$750,000.00 under the Trust Fund Program (“Loan”) to Senior Suites of Hegewisch LLC (“Owner”), for the acquisition, construction and permanent financing of the housing development known as Senior Suites of Hegewisch (“Development”) and that the Loan is secured by a junior mortgage in third lien position (“Mortgage”) and governed by and subject to a Regulatory and Land Use Restriction Agreement (“Regulatory Agreement”).

He then stated that the Owner desires to pay off the existing senior loan with a new first position loan from Community Investment Corporation (“CIC Loan”) and the senior lender has requested that the Authority agree to subordinate the Loan, including the Mortgage and Regulatory Agreement, to the CIC Loan (“Re-subordination”).

He further stated that the Owner has requested that the Authority (1) consent to the Re-subordination and (2) extend the maturity date on the Loan from October 1, 2030 to December 31, 2034 to be co-terminus with the CIC Loan (“Extension”).

A motion to adopt the Resolution was made by Mr. Morsch and seconded by Ms. Poethig. The Resolution was adopted by the affirmative votes of Chairman Harris, Vice

Chairperson Ramirez, Ms. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

2. 2024-10-IHDA-201: Resolution Authorizing a Change in General Partner of Owner, Property Manager, Amendment of the Extended Use Agreement and Increase of the Section 811 Rental Assistance Amount (\$572,200) for Parkway Apartments aka 712 W Diversey Parkway (PID-11140-14)

Ms. DeCuir stated that the Authority provided financing to Diversey Limited Partnership (“Owner”), in the form of an allocation of federal tax credits (“Tax Credits”), and Section 811 rental assistance in the amount of \$209,340 (“811 Rental Assistance”) for the acquisition, rehabilitation and permanent financing of the housing development known as the Parkway Apartments also known as 712 W. Diversey (“Development”).

She then stated that the Tax Credits for the Development are evidenced, governed and regulated by an Extended Use Agreement (“EUA”) and the Section 811 Rental Assistance is evidenced, governed and secured by a Rental Assistance contract, Use Agreement and other grant documents (collectively, “Grant Documents”).

She further stated Diversey GP, NFP (“Diversey GP”), is the sole general partner of Owner who desires to transfer its general partner interests in the Owner (“Change in General Partner”) to GenCap Diversey, LLC (“New General Partner”), engage Realty & Mortgage Co. (“New Property Manager”) to be the new property manager for the Development (“Change in Property Management”), and the new General Partner and Owner have also requested certain amendments to the EUA, including, but not limited to the removal of the requirement to have an Illinois domiciled property manager, and the waiver of the qualified contract provision (collectively, “EUA Amendments”), all as more fully described in the transaction summary (“Summary”) attached to the Resolution.

Ms. DeCuir added that pursuant to Resolution No. 2016-IHDA-084B (the “Initial Award Resolution”) as amended by Resolution No. 2016-IHDA-169 (“Amended Award Resolution,” together with the Initial Award Resolution, collectively, “Prior Resolutions”), the Owner was selected for rental assistance from the Section 811 Supportive Housing for Persons with Disabilities Project Rental Assistance Demonstration Program in the amount not to exceed \$206,340.00 (“Rental Assistance”) in connection with the Development and due to increases in rents at the Development, it is necessary for the Authority to increase the Rental Assistance to an amount not to exceed an aggregate of \$572,200.00 (“Rental Assistance Increase”) in order to ensure adequate Rental Assistance funds for the Development as more fully described in the Summary.

A motion to adopt the Resolution was made by Ms. Poethig and seconded by Mr. Morsch. The Resolution was adopted by the affirmative votes of Chairman Harris, Vice

Chairperson Ramirez, Ms. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

## **VI. New Business**

Executive Director Faust stated that the National Council of State Housing Agencies (“NCSHA”) Annual Conference was held in Phoenix, AZ this past month. The Authority won the an Annual Award for Program Excellence for Home Improvement and Rehabilitation for its Land Bank Technical Assistance Program. She then stated Nicki Pecori Fioretti spoke at last month’s board meeting on the subject of Land Banks.

She also congratulated Board member Sonia Berg on her appointment as Secretary the National Conference of State Housing Boards (“NCSHB”).

Chairman Harris then asked if there was any new business. No additional new business was raised.

## **VII. Written Reports**

Chairman Harris referred the Members to the written reports in the Board book: Authority Financial Statements, Accounting Payments Report, Investment Holdings, Communications Report, External Relations Report, Court Based Rental Assistance Programs Report and Quarterly Operational Excellence Report.

## **IX. Adjournment**

A motion to adjourn was made by Vice Chairperson Ramirez and seconded by Mr. Morsch. The motion was unanimously approved by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hayes, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Mr. Tornatore and the meeting adjourned at 11:16 a.m.