

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY
FEBRUARY 21, 2025– 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 February 21, 2025, 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. Synowiecki took a roll call. Chairman Harris, Ms. Berg, 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. Vice Chairperson Ramirez and Mr. Hutchcraft were not present.
- C. Employee Acknowledgements

Chairman Harris stated that he would like to begin the meeting with the recognition of one employee for her length of service with IHDA. Chairman Harris introduced Valeryia Fyodorova Senior Data Analyst in the Strategic Response Department, who is celebrating 10 years with the Authority. Arie Halperin, Assistant Director, Data and Reporting, made some remarks about Valeryia and presented her with a Certificate of Service.

Mr. Hayes entered the meeting

- D. Public Comment: Chairman Harris indicated that no one had requested the opportunity to provide public comments.

II. Committee Minutes

- A. Asset Management Committee Minutes: Chairman Harris recommended the Members’ approval of the minutes from the November 22, 2024 Asset Management Committee meeting.

A motion to approve the Asset Management Committee Minutes from November 22, 2024 was made by Ms. Poethig and seconded by Ms. Berg; the motion was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

- B. Finance Committee Minutes: Chairman Harris recommended the Members’ approval of the minutes from the January 17, 2025 Finance Committee meeting.

A motion to approve the Finance Committee Minutes from January 17, 2025 was made by Mr. Tornatore and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

IV. Consent Agenda

Chairman Harris noted that there were seven (7) 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. 2025-02-IHDA-009: Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on January 17, 2025

B. Procurement Matters

1. 2025-02-IHDA-010: Resolution Ratifying Third Contract Amendment to Contract for On-Demand Property Management Services in an Amount Not to Exceed \$154,853.00

C. Multifamily Matters

1. 2025-02-IHDA-011: Resolution Authorizing an Extension of Commitment Expiration Date for Oak and Larrabee Phase I (PID-11667)

D. Asset Management Matters

1. 2025-02-IHDA-012: Resolution Authorizing a Conditional Write-Off, Release of Mortgage and Regulatory Agreement, and Release of an EUA for Leland Apartments (PID-30-1539-01)
2. 2025-02-IHDA-013: Resolution Authorizing the Change in Ownership, Property Management Change and Assignment and Assumption of Regulatory Agreement for 180 N. Lotus (75-75005-15)
3. 2025-02-IHDA-014: Resolution Authorizing the Change in Ownership, Property Management Change and Assignment and Assumption of Regulatory Agreement for 5230 W. Deming (75-75005-13)

E. Finance Matters

1. 2025-02-IHDA-015: Resolution Ratifying Establishment of Loan Loss Reserve

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. Tornatore and seconded by Ms. Hayes. The seven (7) Resolutions noted above were adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, 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. 2025-02-IHDA-016: Resolution Authorizing State Tax Credits (539,076) for Building Communities 2024 (PID-12490)

Ms. Montoya stated that the Authority has been authorized to allocate Affordable Housing Tax Credits (“State Tax Credits”) in Illinois.

She then stated that Habitat for Humanity Lake County (“Sponsor”) has applied to the Authority for FY25 State Tax Credits in the amount of 539,076 (“State Tax Credit Reservation Amount”), in connection with the acquisition, construction and permanent financing of a scattered-site housing development consisting of 5 single family homes as described on Exhibit A attached to the Resolution and to be known as Building Communities (“Development”).

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

B. Multifamily Finance Matters

1. Hope Manor Village Joliet
 - a. 2025-02-IHDA-017a: Resolution Authorizing a Conduit Loan (not to exceed \$14,300,000.00) for Hope Manor Village Joliet (PID-12459)
 - b. 2025-02-IHDA-017b: Resolution Authorizing the Issuance of Not to Exceed \$14,300,000 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2025 (Hope Manor Village Joliet)

Ms. Pawlus stated that the Authority acquires funds to make loans (individually, a “Conduit Loan”) for affordable housing developments through the issuance of tax-exempt notes (“Notes”); 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.

She then stated that Volunteers of American of Illinois (“Sponsor”) has requested the Authority make a Conduit Loan through the issuance of Bonds in an amount not to exceed \$7,000,000.00 for the acquisition, construction and permanent financing of a multifamily housing development located on the real estate legally described on Exhibit A attached to the Resolution (as may be further updated as part of standard closing due diligence) and known as Hope Manor Village Joliet (“Development”).

She further stated that the Resolution authorizes the issuance by the Authority of not to exceed \$14,300,000 in aggregate principal amount of its Multifamily Housing Revenue Bonds, Series 2025 (Hope Manor Village Joliet) (the “Bonds”). The Bonds would be issued to provide funds to be applied to make one or more new loans to Hope Manor Village Joliet, LP, for the Development. The Bonds will be issued as fixed rate bonds. The Bonds will be a special limited obligation and will not be a general obligation of the Authority.

She also stated that this is a delegation Resolution. Issuance of the Bonds will require the use of volume cap in an aggregate amount not to exceed \$14,300,000.

A motion to adopt Resolution Nbrs. 2025-02-IHDA-017a and 2025-02-IHDA-017b was made by Ms. Poethig and seconded by Mr. Tornatore. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

2. Corcoran Place Apartments

- a. 2025-02-IHDA-018a: Resolution Authorizing a Conduit Loan (\$25,200,000); FFB Loan (\$6,281,047); AHS Loan (\$1,609,000); Swap Agreement; HOME Loan (\$1,500,000); State Tax Credits (725,752) (PID-11727)
- b. 2025-02-IHDA-017b: Resolution Authorizing the Issuance of Not to Exceed \$25,200,000 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2025 (Corcoran Place Apartments)

Ms. Montoya stated that Preservation of Affordable Housing (“Sponsor”) has requested the Authority make a Conduit Loan through the issuance of Bonds in an amount not to exceed \$25,200,000.00 for the acquisition, rehabilitation and permanent financing of a multifamily housing development located on the real estate legally described on Exhibit A attached to the Resolution (as may be further updated as part of standard closing due diligence) and known as Corcoran Place Apartments (“Development”).

She then stated that the Authority administers the Risk Sharing Program wherein the Authority makes mortgage loans to borrowers, which are credit enhanced through insurance provided by HUD. The Sponsor has requested a first position

permanent mortgage loan under the Risk Sharing Program in the approximate amount of \$6,281,047.00.

She further stated that the Authority may make a loan to the Owner in an amount not to exceed \$1,609,000 (“AHS Loan”) in connection with the permanent financing of the Development and the Authority is also seeking authorization to enter into a confirmation (“Confirmation”, and collectively with the relevant ISDA Master Agreement and Schedule, an “Interest Rate Swap Agreement”) with an approved counterparty, and to use such Interest Rate Swap Agreement for the Development to protect the Authority’s risk with regard to the interest rate for the interest to be conveyed to the FFB Risk Sharing Loan.

She stated that the Authority administers the HOME Investment Partnerships Program (“HOME Program”) in Illinois and that the Sponsor has requested the Authority make a loan from the HOME Program in an amount not to exceed \$1,500,000 (“HOME Loan”) and the Sponsor has also applied to the Authority for FY25 State Tax Credits in the amount of 725,752 (“FY25 State Tax Credit Reservation Amount”), in connection with the Development.

She further stated that the Resolution authorizes the issuance by the Authority of not to exceed \$25,200,000 in aggregate principal amount of its Multifamily Housing Revenue Bonds, Series 2025 (Corcoran Place) (the “Bonds”). The Bonds would be issued to provide funds to be applied to make one or more new loans to Corcoran I, LLC, for the Development. The Bonds will be issued as fixed rate bonds. The Bonds will be a special limited obligation and will not be a general obligation of the Authority.

She also stated that this is a delegation Resolution. Issuance of the Bonds will require the use of volume cap in an aggregate amount not to exceed \$25,200,000.

Ms. Poethig asked what will happen to these projects if the HUD grants are retracted? Ms. Moran responded that we are on a 90 day hold while the projects are being reviewed but we are operating under the “Business as usual” model. She then stated that if we do not receive these funds it would gravely affect the 3 projects we have in the pipeline. Both the economy and the jobs would be negatively affected in these communities.

A motion to adopt Resolution Nbrs. 2025-02-IHDA-018a and 2025-02-IHDA-018b was made by Mr. Hayes and seconded by Ms. Berg. The Resolution was adopted by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore.

C. Finance Matters

1. 025-02-IHDA-019: Resolution Authorizing Issuance of Not to Exceed \$350,000,000 Revenue Bonds 2025 Series A, 2025 Series B, 2025 Series C, and 2025 Series D

Ms. Jacobson stated that this Resolution authorizes the issuance of not to exceed \$350,000,000 aggregate principal amount of Illinois Housing Development Authority Revenue Bonds, 2025 Series A (the “2025 Series A Bonds”), 2025 Series B (the “2025 Series B Bonds”), 2025 Series C (the “2025 Series C Bonds”) and 2025 Series D (the “2025 Series D Bonds” and, collectively with the 2025 Series A Bonds, the 2025 Series B Bonds and the 2025 Series C Bonds, the “2025 Series A, B, C and D Bonds”) in one or more series (including subseries within a series) at the same time or at different times.

She then stated that the Resolution is a delegation resolution and that the 2025 Series A, B, C and D Bonds are to be issued on or before June 30, 2025, pursuant to a Revenue Bonds General Indenture (the “General Indenture”) entered into by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), and a Series Indenture to be entered into by and between the Authority and the Trustee (the “Series Indenture”). The General Indenture authorized by Resolution 2016-IHDA-008 permits the issuance of multiple series of bonds from time to time (the “Bonds”), including the 2025 Series A, B, C and D Bonds, as special limited obligations.

She also stated that the 2025 Series A Bonds, 2025 Series B Bonds, 2025 Series C Bonds and 2025 Series D Bonds may be issued in one or more series (including subseries within a series). The 2025 Series A, B, C and D Bonds may be issued as fixed rate bonds or as variable rate bonds, or in part fixed rate bonds and in part variable rate bonds. If any of the 2025 Series A, B, C and D Bonds are issued as variable rate bonds, the delegated officers of the Authority are authorized to provide for the Authority to acquire one or more letters of credit or other credit enhancement and/or to obtain one or more liquidity facilities 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, without further action by the Members of the Authority.

She further added that the proceeds of the 2025 Series A, B, C and D Bonds, along with other Authority funds as described in the resolution, may be used as contemplated therein. The 2025 Series A, B, C and D Bonds, if issued on a tax-exempt basis, would be expected to use volume cap from the Authority’s 2023 and 2024 carryforward in an amount not exceeding \$350,000,000. A cash flow projection made by the Authority will demonstrate that expected revenues will be sufficient to meet debt service on the 2025 Series A, B, C and D Bonds and related expenses under a variety of scenarios.

She then added that the 2025 Series A, B, C and D Bonds are not general obligations of the Authority. Issuance of additional Bonds under the General Indenture subsequent to the 2025 Series A, B, C and D Bonds would require a future resolution of the Authority authorizing such additional Bonds, a similar cash flow projection with respect to the 2025 Series A, B, C and D Bonds and such additional Bonds, and confirmation that such issuance will not reduce the rating on the 2025 Series A, B, C and D Bonds.

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

D. Community Affairs Matters

1. 025-02-IHDA-020: Resolution Authorizing the Authority to Enter into an Agreement with Federal Home Loan Bank of Chicago

Ms. Garcia stated that the Federal Home Loan Bank of Chicago (“FHLB”) will provide \$3,000,000.00 to the Authority in Housing Counseling Resource Program (“HCRP”) funds per year for two years, commencing in 2025 (“Term”), which shall be used for capacity-building activities by HUD-approved housing counseling agencies that expand organizational reach to minority and low- to moderate-income homebuyers and current homeowners, and the FHLB will allocate an additional \$150,000.00 per year to the Authority to cover administrative costs (collectively, the “Grant”) and the FHLB requested that the Authority enter into an agreement to administer the HCRP and the Grant for Illinois (“Funding Agreement”), as described in the program summary attached to the Resolution as Exhibit A.

She then stated that the Authority has issued a request for applications (“Request for Applications”) in order to distribute the proceeds of the Grant to eligible sub-grantees and that specific sub-grants or other awards of any Grant proceeds to any sub-grantee will be subject to the future approval of the Members of the Authority.

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

Chairman Harris called for a brief recess while members get their lunch.

VI. Presentation

A. Multifamily Financing Department

Ms. Moran presented the Multifamily Department Overview.

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Mr. Hayes asked if the costs for outsourcing inspections are incurred during the initial review. Ms. Moran stated that we do not outsource field inspectors. We have four field inspectors on staff that monitor the projects during construction.

Ms. Poethig asked about the number of deals that are planning for soft funds. How are they determined which deals will get the funds? Ms. Moran stated that the amount and soft fund resources is determined during the underwriting process depending on what other potential sources (state or federal) are in a transaction. Executive Director Faust stated that if LIHTC is the only source for building affordable housing, if all other soft sources are eliminated, overall, we will build less units.

B. Community Affairs Department

Ms. Pecori Fioretti presented the Community Affairs Department Overview.

There were no comments from members.

C. Strategic Response Unit

Mr. Sellke presented the Strategic Response Unit (“SRU”) Overview

Executive Director Faust stated that the Strategic Response Unit Department deals with individuals whereas most of the other departments at IHDA work with developers.

Chairman Harris asked about the federal funds involved with the American Rescue Plan Act. Mr. Selke responded that the CBRAP is state funded. He stated that the Governor announced during his budget address that \$50 million will be designated toward the program in the draft budget. IHDA has received \$75 million for the current fiscal year. The Legislature still needs to approve the budget.

Ms. Poethig requested a Risk Assessment be formalized focusing on federal funding streams.

Ms. Berg asked if security deposits under the DHS ASERAP program were returned to IHDA. Mr. Sellke stated they were not.

VI. New Business

Chairman Harris 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 and Court Based Rental Assistance Programs Report.

IX. Adjournment

A motion to adjourn was made by Mr. Tornatore and seconded by Mr. Hayes. The motion was unanimously approved by the affirmative votes of Chairman Harris, Ms. Berg, Mr. Hayes, Ms. Leopold, Mr. Morsch, Ms. Poethig and Mr. Tornatore and the meeting adjourned at 12:45 p.m.