



June 2025 Board Meeting

Friday, June 20, 2025, 11:00AM -12:00PM

I. Opening

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

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Audit Committee Meeting (9:00a.m., June 20, 2025) C. Lopez
 - 1. Audit Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m., June 20, 2025) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Audit Committee Meeting Minutes from January 17, 2025 (as reviewed by the Audit Committee on June 20, 2025) T. Morsch
 - 1. Audit Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from May 16, 2025 (as reviewed by the Finance Committee on June 20, 2025) 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 May 16, C. McClermon

2025

a. 2025-06-IHDA-068

B. Procurement Matters

1. Resolution Authorizing Execution of an Agreement With Denovo Ventures, LLC for Oracle Managed Services In an Amount Not to Exceed \$312,000.00

K. Evans

a. 2025-06-IHDA-069

2. Resolution Authorizing Execution of an Agreement For the Redesign of IHDA.org and IHDA Mortgage.org Websites In an Amount Not to Exceed \$492,590.00

J. Frevert

a. 2025-06-IHDA-070

3. Resolution Authorizing Engagement of an Insurance Broker In an Amount Not-to-Exceed \$157,145.00

S. Runkle

a. 2025-06-IHDA-071

4. Resolution Authorizing New Agreements for the Provision of Cyber Liability, Crime, Property, General Liability, Automobile, Workers' Compensation, and Umbrella Liability Coverage In an Amount Not to Exceed \$157,145.00

S. Runkle

a. 2025-06-IHDA-072

5. Resolution Authorizing Agreements for the Provision of Property and General Liability Insurance on IHDA Disposition 2023-1 LLC and Related Brokerage Services In an Amount Not to Exceed \$179,562.00

S. Runkle

a. 2025-06-IHDA-073

C. Multifamily Matters

1. Island Terrace Apartments 9%

C. Dennis

a. Resolution Authorizing Return and Reallocation of Low Income Housing Tax Credits and Additional Low Income Housing Tax Credits for Island Terrace Apartments 9% (PID – 11974)

i. 2025-06-IHDA-074

2. Island Terrace Apartments 4%

a. Resolution Authorizing an Additional Conduit Loan (not to exceed \$20,000,000.00) for Island Terrace Apartments 4% (PID-11992)

C. Dennis

i. 2025-06-IHDA-075a

b. Supplemental Resolution Authorizing The Amendment of the Trust Indenture Authorizing The Issuance of Multifamily Housing Revenue Bonds, Series 2023 (Island Terrace) and Form of Supplement to The Official Statement

i. 2025-06-IHDA-075b (Resolution Only)

ii. 2025-06-IHDA-075b(Exhibits Only)

c. Resolution Authorizing The Issuance of Not to Exceed \$20,000,000.00 Aggregate Principal Amount Multifamily Housing Revenue Bonds, Series 2026 (Island Terrace)

i. 2025-06-IHDA-075c (Resolution Only)

ii. 2025-06-IHDA-075c(Exhibits Only)

3. Resolution Authorizing a Legal Description Update and New Target Area for Southwest Reentry Expansion (PID - 52534)

H.
Cushing

a. 2025-06-IHDA-076

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

D. Hilmer

a. 2025-06-IHDA-077

D. Asset Management Matters

1. Resolution Authorizing Loan Payoff, Transfer of Ownership and Assignment and Assumption of EUA and Regulatory Agreement for Bradley Place Apartments (PID-40-104)

K. Padgitt

a. 2025-06-IHDA-078

2. Resolution Authorizing Loan Payoff, Transfer of Ownership and Assignment and Assumption of EUA and Regulatory Agreement for Bradley Place Senior Apartments II (PID-40-216)

K. Padgitt

a. 2025-06-IHDA-079

3. Resolutions Authorizing Conditional Release and Recording of New Regulatory Agreements for the Purchase of Three Properties by Forward Housing Preservation LLC.

K. Padgitt

a. Resolution Authorizing a Conditional Release and Recording of New Regulatory Agreement for Amanda Brooke Apartments

(PID-12-2754)

i. 2025-06-IHDA-080a

b. Resolution Authorizing a Conditional Release and Recording of New Regulatory Agreement for Lake Pointe Apartments (PID-12-2409)

i. 2025-06-IHDA-080b

c. Resolution Authorizing Conditional Release and Recording of New Regulatory Agreement for Landmark Apartments Place (PID-10-126)

i. 2025-06-IHDA-080c

4. Resolution Approving Loan Extension and Waiver of Qualified Contract for Keystone Place (PID-30-2238)

H. Le

a. 2025-06-IHDA-081

E. Finance Matters

1. Resolution Authorizing Acceptance of Reallocated Bond Volume Cap from the City of Champaign and the City of Urbana

D. Lindsey

a. 2025-06-IHDA-082

2. Resolution Authorizing Amendment of Standby Bond Purchase Agreement for Homeowner Mortgage Revenue Bonds, 2004 Subseries C-3

D. Lindsey

a. 2025-06-IHDA-083

V. MAIN AGENDA

A. Finance Matters

1. Resolution Authorizing The Issuance of Not to Exceed \$350,000,000.00 Revenue Bonds 2025 Series D, 2025 Series E, 2025 Series F and 2025 Series G

D. Lindsey

a. 2025-06-IHDA-084 (Resolution Only)

b. 2025-06-IHDA-084(Exhibits Only)

B. Multifamily Finance Matters

1. Congressman Collins Apartments

C. Dennis

a. Resolution Authorizing a Conduit Loan (not to exceed \$42,711,000.00) For Congressman Collins Apartments Preservation (PID-12521)

i. 2025-06-IHDA-085a

b. Resolution Authorizing The Issuance of Not to Exceed \$42,711,000.00 Aggregate Principal Amount of Multifamily Housing Revenue Bonds, Series 2025 (Congressman Collins)

i. 2025-06-IHDA-085b. (Resolution Only)

ii. 2025-06-IHDA-085b..(Exhibits Only)

2. Lakeside Tower Apartments

C. Dennis

a. Resolution Authorizing Conduit Loans (\$43,578,000.00), Trust Fund Loan (\$2,909,659.00) and State Tax Credits (3,140,000) for Lakeside Tower Apartments (PID - 12451)

i. 2025-06-IHDA-086a

b. Resolution Authorizing The Issuance of Not to Exceed \$22,000,000.00 IHDA Revenue Bonds (Fannie Mae MBS Secured) Series 2025A & \$30,000,000.00 IHDA Multifamily Housing Revenue Bonds Series 2025B (Lakeside Tower)

i. 2025-06-IHDA-086b. (Resolution Only)

ii. 2025-06-IHDA-086b.(Exhibits Only)

3. LeClaire Courts

H. Nieberg

a. LeClaire A-South

i. Resolution Authorizing Additional Federal Tax Credits (1,000,000), State Tax Credits (450,000) and Section 811 Rental Assistance for LeClaire A-South (PID-12177)

i. 2025-06-IHDA-087a

b. LeClaire A-North

i. Resolution Authorizing a Conduit Loan (Not to Exceed \$49,000,000.00) and Section 811 Rental Assistance For LeClaire A-North (PID-12485)

i. 2025-06-IHDA-087bi

ii. Resolution Authorizing The Issuance of Not to Exceed \$49,000,000.00 Aggregate Principal Amount of Multifamily Housing Revenue Bonds, Series 2025 (LeClaire A-North)

i. 2025-06-IHDA-087bii. (Resolution Only)

ii. 2025-06-IHDA-087bii.(Exhibits
Only)

C. Multifamily Matters

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| 1. Resolution Authorizing an FFB Loan (\$6,041,000.00); AHS Loan (\$1,379,000.00); Swap Agreement; Trust Fund Loan (\$5,900,000.00); IAHTC (1,406,450); and Return and Reallocation of Low Income Housing Tax Credits for Southbridge Phase 1C (PID – 11795) | C. Thompson |
| a. 2025-06-IHDA-088 | |
| 2. Resolution Authorizing State Tax Credits (1,000,000) for McKinley Project (PID-12648) | V. Jackson |
| a. 2025-06-IHDA-089 | |
| 3. 9% LIHTC Awards | S. Foster |
| a. Resolution Authorizing Federal Tax Credits (1,671,470) and State Tax Credits (318,425) for The Werner Twin (PID- 12248) | |
| i. 2025-06-IHDA-090a | |
| b. Resolution Authorizing Federal Tax Credits (1,500,000) and a HOME Loan (\$2,497,495) for Leland Apartments II (PID - 12539) | |
| i. 2025-06-IHDA-090b | |
| c. Resolution Authorizing Federal Tax Credits (584,046) for Claridge Apartments Renovation (PID-11601) | |
| i. 2025-06-IHDA-090c | |
| d. Resolution Authorizing Federal Tax Credits (1,500,000) and a HOME Loan (\$2,893,196.00) For 6104 Roosevelt (PID – 12510) | |
| i. 2025-06-IHDA-090d | |
| e. Resolution Authorizing Federal Tax Credits (1,922,269) for Liberty Point Residences (PID- 12528) | |
| i. 2025-06-IHDA-090e | |
| f. Resolution Authorizing Federal Tax Credits (1,500,000) and a HOME Loan (\$3,360,932.00) for 1449 Senior Estates Phase II (PID - 12554) | |
| i. 2025-06-IHDA-090f | |
| g. Resolution Authorizing Federal Tax | |

Credits (1,982,286) for The Residence at River Point (PID- 12573)

i. 2025-06-IHDA-090g

h. Resolution Authorizing Federal Tax Credits (1,860,679) and State Tax Credits (139,000) for Concord Villas (PID- 12109)

i. 2025-06-IHDA-090h

i. Resolution Authorizing Federal Tax Credits (1,866,335) for MacArthur Senior Flats (PID- 12261)

i. 2025-06-IHDA-090i

j. Resolution Authorizing Federal Tax Credits (1,990,310) for Creekside Residences (PID- 12286)

i. 2025-06-IHDA-090j

k. Resolution Authorizing Federal Tax Credits (913,768), a HOME Loan (\$1,867,188.00) and State Tax Credits (270,000) for Alton Pointe Apartments (PID - 12508)

i. 2025-06-IHDA-090k

l. Resolution Authorizing Federal Tax Credits (1,500,000) and a HOME Loan (\$3,682,059) for Nehemiah Phase V (PID - 12534)

i. 2025-06-IHDA-090l

m. Resolution Authorizing Federal Tax Credits (838,054) for Access Madison County (PID-12546)

i. 2025-06-IHDA-090m

n. Resolution Authorizing Federal Tax Credits (1,316,057), a HOME Loan (\$1,100,000.00) and State Tax Credits (375,000) for Northside Lofts (PID - 12083)

i. 2025-06-IHDA-090n

o. Resolution Authorizing Federal Tax Credits (1,430,676) for The Blackstone (PID- 12601)

i. 2025-06-IHDA-090o

p. Resolution Authorizing Federal Tax Credits (2,011,314) for Mallard Point Senior Apartments (PID- 12609)

i. 2025-06-IHDA-090p

D. Multifamily & Asset Management Matters

1. San Miguel Apartments

a. Resolution Approving a Conditional Forgiveness of Indebtedness and Release For San Miguel Apartments (PID-30-202)

D. DeCuir

i. 2025-06-IHDA-091a

b. Resolution Authorizing Illinois Affordable Housing Tax Credits (1,765,000) For San Miguel Apartments (PID-12647)

H.
Cushing

i. 2025-06-IHDA-091b

E. Asset Management Matters

1. Resolution Authorizing a Modification of the Loan Documents and Extended Use Agreement Partial Releases for Nehemiah Homes Phase II (10 - 10052)

P. Walker

a. 2025-06-IHDA-092

2. Resolution Authorizing Grants to Local Administering Agencies under the Rental Housing Support Program

M. Fifer

a. 2025-06-IHDA-093

F. Community Affairs Matters

1. Resolution Authorizing Grants (not to exceed \$16,000,000.00) under Round Two of the Home Repair and Accessibility Program (HRAP)

A.
Woodward

a. 2025-06-IHDA-094

G. Executive Matters

1. Resolution Affirming the Importance and Need for Federal Rental Assistance Programs

a. 2025-06-IHDA-095

K. Faust

H. Strategic Planning and Reporting

1. Resolution Approving the 2026 Low-Income Housing Tax Credit Qualified Allocation Plan

M.
Enriquez

a. 2025-06-IHDA-096

VI. NEW BUSINESS

VII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements

S. Runkle

B. Accounting Payments Reports

S. Runkle

C. Investment Holdings

S. Martin

D. Communications Report

J. Frevert

E. External Relations Report

B. Kiley

F. Court-Based Rental Assistance Program

P. Sellke

G. Quarterly Diversity, Equity and Inclusion Report

T. Davis

VIII. ADJOURNMENT