

ILLINOIS HOUSING DEVELOPMENT AUTHORITY
MAY 16, 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 May 16, 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 11:01 a.m.
- B. Roll Call: Ms. Synowiecki took a roll call. Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig participated in the meeting in-person, being physically present at the Authority’s office at 111 E. Wacker. Mr. Hayes and Mr. Tornatore were not present at the meeting.
- C. Employee Acknowledgement

Chairman Harris stated that he would like to begin the meeting with the recognition of one employee for his length of service with IHDA. Chairman Harris introduced Brendan Kiley, Director of External Relations, who is celebrating 20 years with the Authority. Karen Davis, Deputy Executive Director, made some remarks about Brendan and presented him with a Certificate of Service.
- 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 February 21, 2025 Asset Management Committee meeting.

A motion to approve the Asset Management Committee Minutes from February 21, 2025 was made by Mr. Morsch and seconded by Ms. Leopold; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.
- B. Finance Committee Minutes: Chairman Harris recommended the Members’ approval of the minutes from the April 18, 2025 Finance Committee meeting.

A motion to approve the Finance Committee Minutes from April 18, 2025 was made by Mr. Morsch and seconded by Ms. Berg; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

IV. Consent Agenda

Chairman Harris noted that there were fifteen (15) 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. 2025-05-IHDA-047: Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on April 18, 2025

B. Procurement Matters

1. 2025-05-IHDA-048: Resolution Authorizing Agreement with Bloomberg Finance L.P. in an Amount not to exceed \$159,000.00
2. 2025-05-IHDA-049: Resolution Authorizing Agreement for Dell PowerStore 1200T Storage Area Network and Pro Support in an Amount not to exceed \$322,516.92

C. Multifamily Matters

1. 2025-05-IHDA-050: Resolution Authorizing an Increase in the Trust Fund Loan (\$650,000) and Extension of the Commitment Expiration Date for Be Neighbors Veterans Community (PID-12016)
2. 2025-05-IHDA-051: Resolution Authorizing an Extension of the Commitment Expiration Date for Phoenix Manor (PID-12068)
3. 2025-05-IHDA-052: Resolution Authorizing an Extension of the Commitment Expiration Date for Highland Park Townhomes (PID-12308)

D. Asset Management Matters

1. 2025-05-IHDA-053: Resolution Approving a Loan Extension for Litchfield Apartments (PID-30-1751)
2. 2025-05-IHDA-054: Resolution Approving a Loan Extension and Waiver of Qualified Contract for Knox Apartments (PID-30-1625)
3. 2025-05-IHDA-055: Resolution Authorizing a Payoff of Tax Exempt Bond Debt, Change in Ownership, Property Management Change, and Assignment, Assumption and Subordination of Regulatory Agreement for Lake Pointe Apartments (PID-12-2409-01)
4. 2025-05-IHDA-056: Resolution Approving and Extension of Maturity Date and Loan

Modification for Theodoro Place (PID-30-2015)

E. Finance Matters

1. 2025-05-IHDA-057: Resolution Ratifying Establishment of Loan Loss Reserve
2. 2025-05-IHDA-058: Resolution Authorizing Limited Purpose FY2026 Administrative Fund Advances
3. 2025-05-IHDA-059: Resolution Amending Financial Management Policy

F. Community Affairs Matters

1. 2025-05-IHDA-060: Resolution Authorizing Extensions of Grants and Exceeding the Maximum Grant Amount Under the Strong Communities Program, Round 2

G. Funding Agent Matters

1. 2025-05-IHDA-061: Resolution Authorizing Entering into Multiple Agreements with the Illinois Department of Human Services as Funding Agent for IHDA in Connection with the Disbursement of FY2026 Appropriated Funds and Grant Funds

After the conclusion 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 Vice Chairperson Ramirez and seconded by Ms. Berg. The fifteen (15) Resolutions noted above were adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

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

A. Multifamily Matters

1. PSH Round XI

Mr. Kessel gave a brief presentation on the Permanent Supportive Housing developments.

- a. 2025-05-IHDA-062a: Resolution Authorizing a Trust Fund Loan (\$5,152,301.00) for Augusta Home (PID-12587)

Mr. Kessel stated that the Authority has been designated the program administrator of the Illinois Affordable Housing Program (“Trust Fund Program”) under the Illinois Affordable Housing Act.

He then stated that Chicago House and Social Service Agency (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$5,152,301.00 (the “Trust Fund Loan”) for the acquisition, construction and permanent financing of a permanent supportive housing development known as Augusta Home (“Development”).

Chairman Harris stated that these projects will be serving the most vulnerable people in the state of Illinois.

A motion to approve the resolution was made by Ms. Poethig and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- b. 2025-05-IHDA-062b: Resolution Authorizing a Trust Fund Loan (\$4,250,000.00) and HOME-ARP Grant (\$3,250,000.00) for Cityview on Yale (PID-12562)

Mr. Kessel stated that the Authority administers the HOME Investment Partnerships Program (“HOME Program”) in Illinois.

He then stated that Bluestem Housing Partners, NFP Envision Unlimited (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$4,250,000.00 (the “Trust Fund Loan”) and a HOME-ARP Grant in the amount of \$3,250,000.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as Cityview on Yale (“Development”).

Ms. Poethig asked if this project will be using project-based vouchers. Mr. Kessel stated the vouchers are from DuPage County.

A motion to approve the resolution was made by Ms. Poethig and seconded by Vice Chairperson Ramirez; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- c. 2025-05-IHDA-062c: Resolution Authorizing a Trust Fund Loan (\$6,853,276.00) and HOME-ARP Grant (\$3,250,000.00) for Hero Homes (PID-12514)

Mr. Kessel stated that New Directions Housing Corporation Midwest Shelter for Homeless Veterans (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$6,853,276.00 (the “Trust Fund Loan”) and a HOME-ARP Grant in the amount of \$3,250,000.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as Hero Homes (“Development”).

Ms. Poethig asked if the vouchers for this project will be at risk with the budget the Trump Administration is proposing. She stated these units serve the most vulnerable. Ms. Kessel responded that without the vouchers the project budget would not work.

A motion to approve the resolution was made by Ms. Poethig and seconded by Ms. Berg; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- d. 2025-05-IHDA-062d: Resolution Authorizing a Trust Fund Loan (\$1,388,973.00) and HOME-ARP Grant (\$3,994,699.00) for Pearl Street Commons II (PID-12561)

Mr. Kessel stated that Full Circle Communities (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$1,388,973.00 (the “Trust Fund Loan”) and a HOME-ARP Grant in the amount of \$3,994,699.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as Pearl Street Commons II (“Development”).

Ms. Poethig asked if the vouchers for this project will be at risk with the budget the Trump Administration is proposing. Ms. Moran responded that without the vouchers the project budget would not work.

A motion to approve the resolution was made by Mr. Hutchcraft and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- e. 2025-05-IHDA-062e: Resolution Authorizing a Trust Fund Loan (\$5,197,636.00) and National Housing Trust Fund Grant (\$2,286,913.00) for Haven Hill Acres (PID-12400)

Mr. Kessel stated that JRG Holdings – Belleville, LLC (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$5,197,636.00 (the “Trust Fund Loan”) and a National Housing Trust Fund Grant in the amount of \$2,286,913.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as known as Haven Hill Acres (“Development”).

Ms. Poethig asked if the vouchers for this project will be at risk with the budget the Trump Administration is proposing. Mr. Kessel responded yes.

A motion to approve the resolution was made by Mr. Morsch and seconded by Mr. Hutchcraft; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- f. 2025-05-IHDA-062f: Resolution Authorizing a Trust Fund Loan (\$2,911,784.00) and HOME-ARP Grant (\$4,505,301.00) for Hope Springs Addition (PID-12527)

Mr. Kessel stated that Bluestem Housing Partners, NFP Envision Unlimited (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$2,911,784.00 (the “Trust Fund Loan”) and a HOME-ARP Grant in the amount of \$4,505,301.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as known as Hope Springs Addition (“Development”).

Ms. Poethig asked if the vouchers for this project will be at risk with the budget the Trump Administration is proposing. Mr. Kessel responded yes.

A motion to approve the resolution was made by Mr. Hutchcraft and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

- g. 2025-05-IHDA-062g: Resolution Authorizing a Trust Fund Loan (\$4,059,791.00) and National Housing Trust Fund Grant (\$3,161,018.00) for Tendick Street Apartments (PID-12382)

Mr. Kessel stated that Fifth Steet Renaissance (the “Sponsor”) has requested that the Members approve a loan under the Trust Fund Program in an amount not to exceed \$4,059,791.00 (the “Trust Fund Loan”) and a National Housing Trust Fund Grant in the amount of \$3,161,018.00 for the acquisition, construction and permanent financing of a permanent supportive housing development known as known as Tendick Street Apartments (“Development”).

Ms. Poethig asked if the vouchers for this project which will provide assistance to homeless veterans will be at risk with the budget the Trump Administration is proposing. Mr. Kessel responded yes.

A motion to approve the resolution was made by Ms. Poethig and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

Ms. Poethig congratulated the staff. She stated that the rental assistant is under threat and IHDA has raised awareness that these units are needed for the most vulnerable in Illinois.

Chairman Harris stated that these units will provide housing for residents who were displaced by institutional closures.

B. Multifamily Finance Matters

1. Drexel Towers

- a. 2025-05-IHDA-063a: Resolution Authorizing a Conduit Loan (not to exceed \$48,300,000) For Drexel Towers (PID-12369)
- b. 2025-05-IHDA-063b: Resolution Authorizing the Issuance of Multifamily Revenue Note, Series 2025A and Multifamily Revenue Note, Series 2025B (Drexel Towers)

Mr. Thompson 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.

He then stated that Lincoln Avenue Communities (“Sponsor”) has requested the Authority make a Conduit Loan through the issuance of Notes in an amount not to

exceed \$48,300,000.00 for the 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 Drexel Towers (“Development”).

He further stated that the Resolution authorizes the issuance by the Authority of not to exceed \$48,300,000 in aggregate principal amount of its Multifamily Housing Revenue Note, Series 2025A and Multifamily Revenue Note, Series 2025B (Drexel Towers) (the “Notes”). The Notes would be issued to provide funds to be applied to make a loan to Drexel Towers Limited Partnership, for the Development. The Notes will be issued as fixed rate notes. The Notes will be a special limited obligation and will not be a general obligation of the Authority.

He also stated that this is a delegation Resolution. Issuance of the Notes will require the use of volume cap in an aggregate amount not to exceed \$48,300,000.

A motion to approve resolution Nbrs: 2025-05-IHDA-63a and 2025-05-IHDA-63b was made by Ms. Poethig and seconded by Vice Chairperson Ramirez; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

C. Finance Matters

1. 2025-05-IHDA-064: Resolution Authorizing the Operating and Capital Budget for Fiscal Year 2026

Mr. Runkle stated that Authority has reviewed its revenue and expenses for Fiscal Year 2025 and has made projections as to the revenues and expenses for Fiscal Year 2026 which are reflected in the proposed operating and capital budget for Fiscal Year 2026, a copy of which is attached to the Resolution as Exhibit A and made a part thereof (“FY2026 Budget”).

He then presented multiple slides explaining the various components of the operating budget. He then requested that Members vote to adopt the FY2026 Budget.

Chairman Harris stated that the Members had a full review and discussion of the FY2026 Budget during the Finance Committee meeting.

Ms. Poethig asked if the state of Illinois or the Authority have the funding capacity to cover any shortfall in program funds if cuts are made by the Federal government. Mr. Runkle stated the Authority would not be in a position to fill the gaps left should federal funding cuts occur.

Mr. Morsch thanked Mr. Runkle for the information provided on the budget.

A motion to approve the resolution was made by Mr. Morsch and seconded by Ms. Berg; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

D. Asset Management Matters

1. 2025-05-IHDA-065: Resolution Authorizing Renewal of Grants to Local Administering Agencies under the Rental Housing Support Program

Mr. Fifer stated that the Authority has been designated the program administrator of the Rental Housing Support Program (“RHS Program”) for the State of Illinois.

He then stated that the RHS Program is designed to provide rental subsidies for households whose annual income is less than 30% of the median income for the area in which the households are located. Pursuant to Resolution No. 2022-04-IHDA-095, the Authority was authorized to make grants to the sponsors stated in the resolution (collectively, “Sponsors”), each a local administering agency, which grant agreements expire on June 30, 2025.

He further stated that the Sponsors and the Authority desire to renew the grant commitments and enter into new funding agreements (collectively, “Agreements”) with the Sponsors for the 3-year period from July 1, 2025, through June 30, 2028 (“Grant Term”).

A motion to approve the resolution was made by Vice Chairperson Ramirez and seconded by Mr. Morsch; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

E. Community Affairs Matters

1. 2025-05-IHDA-066: Resolution Authorizing Grants under the Federal Home Loan Bank of Chicago Housing Counseling Resource Program (in the aggregate amount of \$6,000,000.00)

Ms. Garcia stated that the Federal Home Loan Bank of Chicago (“FHLB Chicago”) established the Housing Counseling Resource Program (“Program”) to help HUD-approved counseling agencies in Illinois expand their organizational reach and service to underrepresented and low- and moderate-income homebuyers and existing homeowners (“Program Goal”) and the Authority has been issued a grant from FHLB Chicago under the Program in the aggregate amount of \$6,000,000.00, with \$3,000,000.00 to be provided annually for two years (“HCRP Grant”) and pursuant to Resolution No. 2025-02-IHDA-020, the Authority was authorized to enter into a grant agreement with FHLB Chicago to memorialize the Authority’s receipt and use of the

HCRP Grant and for the Authority to utilize such funds pursuant to the Program summary attached to the Resolution as Exhibit A.

She then stated that the agencies in Illinois listed on Exhibit B attached to the Resolution (collectively, “Grantees”) have applied to the Authority for grants (“Grants”) from the Program, in an annual aggregate amount of \$3,000,000.00 for each of the two years, in furtherance of the Program Goals for households located within the areas described on Exhibit C attached to the Resolution. She further stated that the Authority reserves the right to adjust upwards or downwards the awards listed in Exhibit B to individual Grantees based upon individual performance and impact metrics, without the approval of the members of the Authority, to protect the aggregate goals and requirements of the Authority and the Program.

A motion to approve the resolution was made by Ms. Poethig and seconded by Mr. Hutchcraft; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

F. Strategic Response Unit Matters

1. 2025-05-IHDA-067: Resolution Authorizing the Administration of the FY26 Court-Based Rental Assistance Program

Mr. Sellke stated that the Illinois General Assembly is expected to appropriate (“Appropriation”) \$50,000,000 of general revenue funds (“State Funds”) to the Illinois Department of Human Services (“DHS”) for a FY2026 court-based rental assistance program (“CBRAP”) as part of the Home Illinois Program and that if the Illinois General Assembly makes the Appropriation, DHS wishes to engage the Authority to administer the CBRAP, consistent with the program summary attached to the Resolution as Exhibit A, and will enter into an agreement with the Authority to memorialize the allocation of State Funds for the CBRAP and the Authority’s administration of the CBRAP.

Chairman Harris stated that the members are honored that the state requested IHDA administer this Program.

A motion to approve the resolution was made by Ms. Poethig and seconded by Mr. Hutchcraft; the motion was adopted by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig.

Executive Director Faust stated the rental support at state level is \$11 million generated per year from the State’s real estate transaction fee. She stated we would need to fill a \$1 billion gap from the federal government if the current proposed budget is approved.

Chairman Harris requested a brief recess before the presentations.

VI. Presentation

A. Asset Management Department

Ms. Weaver presented the Asset Management Department Overview.

Ms. Poethig stated that Asset Management is important for preservation of housing. Ms. Weaver stated she has a new team in her department to work with developers and encourage them to stay in the affordable housing market.

Mr. Hutchcraft asked if IHDA would be issuing an RFP for software procurement to stay on top of our portfolio. Mr. Evans stated we work with 3 state agencies, the contract term is up, and we are in the process of renegotiating to possibly include more agencies.

B. Homeownership Department

Ms. Pavlik presented the Homeownership Department Overview.

Ms. Poethig asked about the current mortgage rate and incentive programs to include student loans. Ms. Pavlik state the Smartbuy program closed a few weeks ago and she would have more information on the impact of the Smartbuy program at a later date.

C. SPAR Department

Mr. Quick presented the SPAR Department Overview.

Chairman Harris asked what extent the QAP requirements drive up or down the cost of housing. Mr. Morsch stated some other states are not right to work. He requested IHDA research the comparisons of the QAP and these states.

VIII. 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 the meeting was unanimously approved by the affirmative votes of Chairman Harris, Vice Chairperson Ramirez, Ms. Berg, Mr. Hutchcraft, Ms. Leopold, Mr. Morsch and Ms. Poethig and the meeting adjourned at 12:21 p.m.