



November 2025 Board Meeting

Friday, November 21, 2025 11:00AM -12:00PM

I. Opening

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

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Asset Management Committee Meeting (9:00 a.m., November 21, 2025) M. Weaver
 - 1. Asset Management Committee Materials
- B. IHDA Finance Committee Meeting (10:30 a.m., November 21, 2025) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from July 25, 2025 (as reviewed by the Asset Management Committee on November 21, 2025) D. Hayes
 - 1. Asset Management Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from October 17, 2025 (as reviewed by the Finance Committee on November 21, 2025) S. Tornatore
 - 1. Finance Committee Minutes

IV. CONSENT AGENDA

- A. Minutes
 - 1. Resolution Approving the Minutes of the C.

Regular Meeting of the Members of the Illinois
Housing Development Authority Held on October
17, 2025

McClernon

a. 2025-11-IHDA-167

B. Procurement Matter

1. Resolution Authorizing Execution of
Agreements and Expenditure of Funds in
Connection with Directors' and Officers' Liability
Insurance and Insurance Brokerage Services In
an Aggregate Amount Not-to-Exceed
\$464,190.00

S. Runkle

a. 2025-11-IHDA-168

C. Multifamily Matters

1. Corcoran Place Apartments

C.
Montoya

a. Resolution Authorizing an Extension of the
Commitment Expiration Date for Corcoran
Place Apartments (PID-11727)

a. 2025-11-IHDA-169a

b. Resolution Amending the Bond
Determination Delegation for Corcoran Place
Apartment

a. 2025-11-IHDA-169b

2. Resolution Authorizing Return and
Reallocation of Low Income Housing Tax Credits
for Six Developments

H. Spray

a. 2025-11-IHDA-170

D. Asset Management Matters

1. Resolution Authorizing a Partial Paydown of
the Trust Fund Loan, Partial Debt Write-off and
Release of Mortgage and Regulatory Agreement
as a Result of a Taking for Genesis Place (30-
1543)

K. Jurmu

a. 2025-11-IHDA-171

2. Resolution Authorizing Change in Ownership
and Property Management, Assignment and
Assumption of the Loan and Regulatory
Agreement and Extended Use Agreement,
Paydown, Loan Modification, and Waiver of
Qualified Contract for St. James Sr Housing (30-
2243)

H. Le

a. 2025-11-IHDA-172

3. Resolution Authorizing Change in Ownership

H. Le

and Property Management, Assignment and Assumption of the Loan and Regulatory Agreement and Extended Use Agreement, Paydown, and Waiver of Qualified Contract for St. James Sr Estates II (40-2866)

a. 2025-11-IHDA-173

4. Resolution Authorizing a Change of Ownership, Acceptance of Proceeds from a Short Sale, Partial Payoff and Partial Write-off of a HOME Loan, and Release of Mortgage and Regulatory Agreement for Sparta Rental Rehab (40-313)

K. Padgitt

a. 2025-11-IHDA-174

E. Finance Matters

1. Resolution Ratifying Establishment of Loan Loss Reserve

M.
Jalaluddin

a. 2025-11-IHDA-175

2. Resolution of Intent to Issue Bonds of Revenue Obligations under Single Family and Multi-Family Bond Programs In an Aggregate Principal Amount Not to Exceed \$1,500,000,000.00

M.
Babcock

a. 2025-11-IHDA-176

F. Community Affairs Matter

1. Resolution Authorizing the Addition of a Third Benchmark Under the HAF Home Repair Program

R. Garcia

a. 2025-11-IHDA-177

V. MAIN AGENDA

A. Multifamily Finance Matter

1. Harry Poe Manor

C. Dennis

a. Resolution Authorizing a Conduit Loan (\$25,445,000.00) and State Tax Credits (1,500,000) for Harry Poe Manor (PID-12630)

a. 2025-11-IHDA-178a

b. Resolution Authorizing the Issuance of Multifamily Housing Revenue Note, Series 2026A and Series 2026B (Harry Poe Manor)

a. 2025-11-IHDA-178b (Resolution Only)

b. 2025-11-IHDA-178b(Exhibits Only)

B. Human Resources Matter

1. Resolution Authorizing Agreements for Brokerage Services Related to Group Insurance Benefits and for the Provision of Certain Group Insurance Benefits

P. Murry

a. 2025-11-IHDA-179

VI. PRESENTATIONS

A. 2026-2027 QAP Planning and Timeline Highlights

E. Mueller
Schwartz

B. State of the Federal Shutdown

K. Faust

VII. NEW BUSINESS

VIII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements

M.
Jalaluddin

B. Accounting Payments Reports

M.
Jalaluddin

C. Investment Holdings

S. Martin

D. Communications Report

J. Frevert

E. External Relations Report

B. Kiley

F. Court-Based Rental Assistance Program

P. Sellke

IX. ADJOURNMENT