



## February 2026 Board Meeting

Friday, February 20, 2026 11:00AM -12:00PM

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### I. Opening

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

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### II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Asset Management Committee Meeting (9:00 a.m., February 20, 2026) M. Weaver
  - 1. Asset Management Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m., February 20, 2026) S. Runkle
  - 1. Finance Committee Materials

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### III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from November 21, 2025 (as reviewed by the Asset Management Committee on February 20, 2026) L. Ramirez
  - 1. Asset Management Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from January 16, 2026 (as reviewed by the Finance Committee on February 20, 2026) S. Tornatore
  - 1. Finance Committee Minutes

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### IV. CONSENT AGENDA

- A. Minutes

1. Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority on January 16, 2026

C.  
McClernon

a. 2026-02-IHDA-008

## B. Procurement Matters

1. Resolution Authorizing Renewal and Amendment of the Employment & Labor Counsel Legal Services Agreement In an Amount Not-to-Exceed \$564,690

C.  
McClernon

a. 2026-02-IHDA-009

2. Resolution Authorizing Renewal of the Special Tax Counsel Legal Services Agreement In an Amount Not-to-Exceed \$441,600

C.  
McClernon

a. 2026-02-IHDA-010

3. Resolution Authorizing Renewal of the Issuer's Counsel and General Outside Counsel Legal Services Agreement In an Amount Not-to-Exceed \$17,233,440

C.  
McClernon

a. 2026-02-IHDA-011

4. Resolution Authorizing Agreement with Mythics, LLC for Oracle Fusion Cloud ERP Subscription In an Amount Not to Exceed \$293,560.20

E.  
Bowgren

a. 2026-02-IHDA-012

## C. Asset Management Matters

1. Resolution Authorizing a Transfer of Ownership Interest for Victory Senior Centre (30-788 and 152-97)

K. Padgitt

a. 2026-02-IHDA-013

2. Resolution Authorizing a Transfer of Ownership Interest for Victory Senior Centre Phase II (30-982 and 1134-98)

K. Padgitt

a. 2026-02-IHDA-014

3. Resolution Authorizing Sale of Ownership Interest, Change in Manager of General Partners, Change in Property Management, and Amendment of the Extended Use Agreements for Three Properties in the Preservation Partners Portfolio

P. Walker

a. 2026-02-IHDA-015

D. Finance Matters

1. Resolution Ratifying Establishment of Loan Loss Reserve M. Jalaluddin

a. 2026-02-IHDA-016

E. Multifamily Matter

1. Resolution Authorizing a New Site for VOA Elgin Site 1 (PID-52542) D. Hilmer

a. 2026-02-IHDA-017

F. General Administrative Matter

1. Resolution Authorizing Amendments to the Administrative Rules for the Rental Housing Support Program P. Sellke

a. 2026-02-IHDA-018

G. Strategic Response Matter

1. Resolution Authorizing the Acceptance of Additional Funds for the FY26 Court-Based Rental Assistance Program P. Sellke

a. 2026-02-IHDA-023

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**V. MAIN AGENDA**

A. Multifamily Matters

1. Resolution Authorizing Return and Reallocation of Low Income Housing Tax Credits (1,766,000), Additional Low Income Housing Tax Credits (47,894) and a Risk Sharing Loan (\$6,769,000) for Oak and Larrabee Phase I (PID-11667) C. Dennis

a. 2026-02-IHDA-019

2. Resolution Authorizing State Tax Credits (507,187) for ReNew Communities' Matthew Homeownership (PID-12776) M. Audisho

a. 2026-02-IHDA-020

B. Multifamily Matter (For Presentation Purposes Only)

1. Construction Costs Update Moving Foward K. Hall

C. Homeownership Matter

1. Resolution Authorizing the Creation and Funding of the AccessHome Down Payment Assistance Program

T. Pavlik

a. 2026-02-IHDA-021

D. Strategic Response Matter

1. Resolution Authorizing an Agreement with Cook County in Connection with the Court-Based Rental Assistance Program

R. Sepka

a. 2026-02-IHDA-022

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**VI. NEW BUSINESS**

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**VII. WRITTEN REPORTS (Informational Purposes Only)**

- A. Authority Financial Statements
- B. Accounting Payments Report
- C. Investment Holdings Report
- D. Communications Report
- E. External Relations Report
- F. Court-Based Rental Assistance Program

- M. Jalaluddin
- M. Jalaluddin
- S. Martin
- J. Frevert
- B. Kiley
- P. Sellke

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**VIII. ADJOURNMENT**