



**ILLINOIS HOUSING DEVELOPMENT AUTHORITY  
FINANCE COMMITTEE MEETING MINUTES  
March 20, 2026**

The meeting of the Finance Committee of the Illinois Housing Development Authority took place on Friday, March 20, 2026, at 10:00am at 111 East Wacker Drive, Chicago, IL. Attending the meeting were Finance Committee Chair Mr. Sam Tornatore, Chairman King Harris, Mr. Brice Hutchcraft, Ms. Luz Ramirez, Ms. Sonia Berg, Mr. Daniel Hayes, Ms. Claire Leopold, Mr. Tom Morsch, & Ms. Erika Poethig. Attending from IHDA's Executive team were Ms. Kristin Faust, Ms. Karen Davis, Ms. Tracy Grimm, & Ms. Christina McClernon.

**I.A.** Mr. Tornatore called the meeting to order at 10:00am

**I.B.** Ms. Davis called the roll. Finance Committee Chair Tornatore, Chairman Harris, Mr. Hutchcraft, Ms. Ramirez, Ms. Berg, Mr. Hayes, & Ms. Poethig were present. Ms. Leopold & Mr. Morsch were absent.

**I.C.** Mr. Tornatore called a motion for the approval of the February 20, 2026 minutes to be approved as presented. Motion carried.

**II.A. Presentation of Consolidated Interim Financial Statements**

Ms. Larson stated: We are examining FYTD data for eight months of FY26. Operating revenues are \$44.9 million, favorable to budget by \$5.2 million due to higher ongoing fees & origination fees. Administrative reimbursements total \$22.4 million, favorable by \$1.7 million.

Ms. Larson continued: Operating expenses are \$45.6 million, \$8.4 million under budget, driven by underspending in Salaries & Benefits, Professional Fees, Technology Management, & Office Administration due to vacancies, lower contractual activity, & timing of initiatives.

Ms. Larson continued: The administrative fund shows continued favorability in revenues & expenses, consistent with the factors previously described, with analytics isolating results from reimbursements.

Ms. Larson continued: Governmental Fund operating revenues, consisting of administrative reimbursements, total \$22.4 million, favorable by \$1.7 million due to higher HOME & Trust Fund activity, partially offset by lower activity in SLFRF, ILGRF/CBRAP, & the Opioid Settlement Fund. Reimbursements generally align with operational activity.

Ms. Larson concluded: Governmental Fund operating expenses total \$22.4 million, unfavorable by \$1.6 million due to higher Salaries & Benefits for programs with increased activity, offset by underspending in other categories. Overall expenses remain supported by reimbursements, resulting in near breakeven.

## **II.B. Multifamily Update**

Mr. Bannon stated: The Multifamily Monthly Update includes six items to be included on the Board meeting agenda: Lathrop Homes Phase IC, the 2026 Habitat Chicago Austin Project, 3959 N. Lincoln Avenue, Indian Trail Apartments, Forest Apartments, & Prairie View Apartments.

Mr. Bannon continued: Lathrop Homes Phase IC is a 309-unit new construction & rehabilitation project in Lincoln Park, with 248 affordable units, about half supported by CHA Project Based Rental Assistance. The request includes \$4.5M in Illinois Affordable Housing Tax Credits through a leasehold-interest donation. The 2026 Habitat Chicago Austin Project is four newly constructed single-family homes in Austin for households up to 120% AMI, with a request for \$546,815 in Illinois Affordable Housing Tax Credits through a cash-donation structure.

Mr. Bannon continued: 3959 N. Lincoln Avenue is a 64-unit new construction & adaptive-reuse “Twin” development with all units receiving CHA Project Based Rental Assistance. The request includes publicly offered tax-exempt conduit bonds not to exceed \$13.64M & the return & reallocation of the 9% LIHTC. Indian Trail Apartments is the rehabilitation of 200 non-elderly units in Addison, 60% supported by HUD Section 8. The request includes two series of privately placed tax-exempt conduit bonds not to exceed \$56M.

Mr. Bannon continued: Forest Apartments is an 80-unit elderly rehabilitation in Glen Ellyn with full HUD Section 8 assistance. The request includes a privately placed tax-exempt conduit note not to exceed \$18.65M. Prairie View Apartments is the rehabilitation of 224 non-elderly units in North Chicago, 219 supported by HUD Section 8. The request includes publicly offered tax-exempt conduit bonds not to exceed \$30M.

Mr. Bannon concluded: Department updates include receipt of 48 applications for the 2026 9% LIHTC round, with recommendations planned for June, & continued work on the 2027–2028 QAP, with public-input sessions underway & a draft to be presented in May.

## **II.C. Single Family/Homeownership Update**

Mr. Nestlehut stated: Homeownership reservations for February 2026 totaled almost \$69M in first mortgages, reflecting a 58% decrease by loan count & a 59% decrease by loan volume compared to February 2025. He noted that IHDA launched AccessHome for new reservations on March 2, & the program has performed well, with approximately 290 loans reserved totaling \$70M as of this morning.

Mr. Nestlehut continued: The breakdown of IHDA’s Down Payment Assistance programs shows Access 4% (forgivable) accounted for 10% of production, Access 5% (deferred) made up 46%, & Access 10% (repayable) accounted for 44%. Chicagoland remained the largest region by loan count & volume, followed by Central, Northwest, & Southern regions.

Mr. Nestlehut continued: As of February 28, 2026, the total pipeline exceeded \$186M, including loans reserved but not yet purchased & loans purchased but not yet pooled. The

average time from reservation to purchase remains 50 days. GNMA & Conventional loan reservation histories over the past 13 months show IHDA's rates compared to FHA & Freddie Mac benchmark rates.

Mr. Nestlehut concluded: IHDA's demographic analysis of year-to-date purchased loans through February 28, 2026, shows 20.5% of borrowers identified as Black or African American, compared to 13.6% statewide. Additionally, 28.4% identified as Hispanic or Latino, compared to 18.8% statewide. A year-to-date comparison from 2021 through 2026 shows current-year activity tracking closely with prior-year trends.

### **III.A.1. Revenue Bonds 2026 Series CDEF**

Mr. Lindsey stated: To be included on the Board meeting agenda, Revenue Bonds Series 2026 CDEF will include tax-exempt & taxable bonds with fixed & variable-rate components, Series C tax-exempt fixed, Series D taxable fixed, Series E taxable variable, & Series F tax-exempt variable, & secured by mortgage-backed securities & issued under the Revenue Bonds indenture. The issuance will support future single-family originations, refund existing revenue bonds, & secure long-term spread while remaining compliant with the Financial Management Policy, with the variable-rate share estimated at 12%, below the 15% limit.

Mr. Lindsey concluded: The request authorizes Revenue Bonds Series C, D, E, & F in an amount not to exceed \$350M, with maturity no later than 35 years & interest caps of 11% for fixed-rate bonds & 15% for variable-rate bonds. The estimated closing date is April 23, 2026.

### **III.B.1. Forest Apartments**

Mr. Ess stated: The Multifamily Department presents a request to authorize the issuance of a Multifamily Housing Revenue Note, Series 2026 Forest Apartments, to finance the acquisition & rehabilitation of the property. The Series 2026 Note will be privately placed with KeyBank, National Association, or an affiliate thereof. This is conduit financing, with the Series 2026 Note structured as tax-exempt, fixed rate, & long-term. The obligation is limited, with no IHDA general obligation.

Mr. Ess concluded: The request is for an amount not to exceed \$18.65M, with a final maturity no later than February 1, 2046. The interest rate will not exceed 7.5% per annum. The projected schedule & transaction participants were provided.

### **III.B.2. Indian Trail Apartments**

Mr. Ess stated: The Multifamily Department presents a request to authorize the issuance of Multifamily Housing Revenue Notes, Series 2026A & Series 2026B Indian Trail Apartments, to finance the acquisition & rehabilitation of the property. The Series 2026A Note will be privately placed with KeyBank National Association, & the Series 2026B Note will be advanced by Indian Trail Apartments L.P. This is conduit financing, with both the Series 2026A & Series 2026B Notes structured as tax-exempt, fixed rate, & long-term. The obligation is limited, with no IHDA general obligation.

Mr. Ess concluded: The request is for an aggregate amount not to exceed \$56M, with Series 2026A capped at \$30M (final maturity no later than April 30, 2050) & Series 2026B capped at \$30M (final maturity no later than April 30, 2069). Interest rates for both series will not exceed 10% per annum. The projected schedule & transaction participants were provided.

### **III.B.3. Prairie View Apartments**

Mr. Ess stated: The Multifamily Department presents a request to authorize the issuance of Multifamily Housing Revenue Bonds, Series 2026 Prairie View, to finance the acquisition & rehabilitation of the project. The Bonds will be publicly offered by Stifel, Nicolaus & Company, Incorporated, or an affiliate thereof. This is conduit financing, with the Series 2026 Bonds structured as tax-exempt, fixed rate, & short-term. The obligation is limited, with no IHDA general obligation. The permanent financing will be a Merchants Capital FHA 221(d)(4) loan, which will be fixed rate, taxable, & long-term.

Mr. Ess concluded: The request is for an amount not to exceed \$30M, with a final maturity no later than 48 months after the date of bond issuance. The interest rate will not exceed 8.50% per annum. The projected schedule & transaction participants were provided.

### **III.B.4. 3959 N Lincoln Avenue 4%**

Ms. Montoya stated: 3959 N. Lincoln Avenue is a 64-unit twinning development combining adaptive reuse of a former bank building with a new adjacent structure. The project, sponsored by Apna Ghar & Brinshore Development, will serve non-elderly survivors of gender-based violence, with all units supported by rental assistance & allocated between 9% & 4% credits.

Ms. Montoya continued: The development originally received 1.5M 9% credits, 3,312,500 in Illinois Affordable Housing Tax Credits (IAHTC), & a \$3,321,937 subordinate loan. The IAHTC award has been reduced to 1.23M, with the city providing about \$11.3M in subordinate funding. Construction costs increased but remain within QAP limits, with higher overall costs driven by l&, adaptive reuse, dense infill conditions, & required non-residential service space.

Ms. Montoya concluded: IHDA will issue Multifamily Housing Revenue Bonds Series 2026 (3959 N. Lincoln), publicly offered by KeyBanc Capital Markets, as tax-exempt, fixed-rate, long-term bonds. The request includes bond authority not to exceed \$13.64M, final maturity no later than March 1, 2066, an interest cap of 9% per annum, & return & reallocation of the previously awarded 1.5M 9% LIHTC award.

Following Ms. Montoya's update, committee members engaged in a discussion that recognized the benefits that the development would bring and voiced concerns around logistics and costs. Executive Director Faust and Ms. Moran answered questions from committee members and provided additional commentary.

**IV. Mr. Tornatore adjourned the meeting at 10:58am.**