



## June 2026 Board Meeting

Friday, June 26, 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 Audit Committee Meeting (9:00a.m., June 26, 2026) C. Lopez
  - 1. Audit Committee Materials
- B. IHDA Finance Committee Meeting (10:00a.m., June 26, 2026) S. Runkle
  - 1. Finance Committee Materials

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### III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Finance Committee Meeting Minutes from May 15, 2026 (as reviewed by the Finance Committee on June 26, 2026) S. Tornatore
  - 1. Audit Committee Minutes
- B. Motion to approve the IHDA Audit Committee Meeting Minutes from March 20, 2026 (as reviewed by the Audit Committee on June 26, 2026) T. Morsch
  - 1. Finance Committee Minutes

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### IV. CONSENT AGENDA

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

Regular Meeting of the Members of the Illinois  
Housing Development Authority on May 15, 2026

McClernon

a. 2026-06-IHDA-085

B. Procurement Matters

1. Resolution Authorizing Extension of Agreement  
with Staffing Agency

P. Sellke

a. 2026-06-IHDA-086

2. Resolution Authorizing Amendment to and  
Renewal of Agreement for the Statewide Housing  
Locator In an Amount Not to Exceed \$629,850.00

E.  
Mendoza

a. 2026-06-IHDA-087

3. Resolution Authorizing Agreements for the  
Provision of Various Protective Insurance  
Coverages and Related Brokerage Services In an  
Amount Not to Exceed \$162,611

S. Runkle

a. 2026-06-IHDA-088

4. Resolution Authorizing Agreements for the  
Provision of Property and General Liability  
Insurance Coverage on IHDA Dispositions 2023-  
1 LLC and Related Brokerage Services In an  
Amount Not to Exceed \$158,819

S. Runkle

a. 2026-06-IHDA-089

5. Resolution Authorizing Renewal of Agreement  
for Offsite Document Storage and Services In an  
Amount Not to Exceed \$2,040,208.85

C. Jerry

a. 2026-06-IHDA-090

6. Resolution Authorizing Renewal of Agreement  
for On-Demand Property Management Services  
In an Amount Not to Exceed \$958,437

M. Weaver

a. 2026-06-IHDA-091

C. Multifamily Matters

1. Resolution Authorizing a Site for CIIC  
Empowerment Estates Site 1 (PID-52526)

L.  
Occhioner  
o

a. 2026-06-IHDA-092

2. Resolution Authorizing a Site for CIIC  
Empowerment Estates Site 2 (PID-52527)

L.  
Occhioner  
o

a. 2026-06-IHDA-093

3. Resolution Authorizing State Tax Credits (2,187,500) for Reclaiming Chicago (PID-12499) H. Cushing

a. 2026-06-IHDA-094

4. Resolution Authorizing an Extension of the Commitment Expiration Date for Five Developments with HOME Loans D. Hilmer

a. 2026-06-IHDA-095

5. Resolution Authorizing Modifications to Financing and Extensions of the Commitment Expiration Date for 3 Permanent Supportive Housing Program Round X Developments D. Hilmer

a. 2026-06-IHDA-096

6. Resolution Authorizing a Reduction in the Trust Fund Loan (\$1,131,185), an Increase in the SLFRF Grant (\$8,016,206), a New Site, and an Extension of the Commitment for Sue's Landing (PID-12454) V. Jackson

a. 2026-06-IHDA-097

7. Resolution Authorizing Return and Reallocation of Federal Tax Credits (1,259,606), Extension of Commitment Expiration Date and Site Change for Downtown Villas (PID-12280) H. Kessel

a. 2026-06-IHDA-098

#### D. Asset Management Matters

1. Resolution Approving an Extension of Maturity Date and Re-subordination of the Trust Fund Loan and Regulatory Agreement for G&A Senior Residence at Ravenswood (2280) H. Le

a. 2026-06-IHDA-099

2. Resolution Authorizing a Loan Modification and Waiver of Qualified Contract for Freedom Place II (2172) K. Padgitt

a. 2026-06-IHDA-100

3. Resolution Authorizing a Change in Ownership, Assignment and Assumption of Regulatory Agreement and Change in Property Management for Bradlee Park Apartments (61-52244-01) P. Walker

a. 2026-06-IHDA-101

4. Resolution Authorizing Change in Ownership, Assignment and Assumption of 1602 Grant, Regulatory Agreement and Extended Use Agreement, Waiver of Qualified Contract and Change in Property Management for Franklin Square Apartments P. Walker

a. 2026-06-IHDA-102

5. Resolution Authorizing a Transfer of Ownership Interest and Waiver of Qualified Contract for Diamond Senior Apartments of Peru (60-11803) K. Jurmu

a. 2026-06-IHDA-103

6. Resolution Approving Loan Modification for Yellow Creek Glen Apartments (40-373) H. Le

a. 2026-06-IHDA-104

7. Resolution Authorizing a Loan Modification, Amendment of Regulatory Agreement and Waiver of Qualified Contract for Brookshire Estates Apartments (40-2058-01; TC-2058-04) H. Le

a. 2026-06-IHDA-105

#### 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. 2026-06-IHDA-106

2. Resolution Amending Financial Management Policy S. Jacobson

a. 2026-06-IHDA-107

#### F. Strategic Planning and Reporting Matter

1. Resolution Authorizing Submitting a Response to the FY26 Section 811 Program Notice of Funding Opportunity E. Ponder

a. 2026-06-IHDA-108

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## V. MAIN AGENDA

### A. Multifamily Matters

1. Resolution Authorizing State Tax Credits L.

(618,858) for Building Communities 2026 (PID-12774) Occhionero

a. 2026-06-IHDA-109

2. Resolution Authorizing State Tax Credits (1,500,000) for Best Building (PID-11827) T. Krouse

a. 2026-06-IHDA-110

3. Resolution Authorizing State Tax Credits (3,625,000) for Lake Forest Senior Cottages II (PID-12795) H. Kessel

a. 2026-06-IHDA-111

4. 9% LIHTC Awards: City of Chicago J. Braford

a. Resolution Authorizing Federal Tax Credits (1,700,000) for El Arco (PID-12396)

a. 2026-06-IHDA-112a

b. Resolution Authorizing Federal Tax Credits (1,700,000) and State Tax Credits (471,661) for Sarah's on Sunnyside (PID-12199)

a. 2026-06-IHDA-112b

c. Resolution Authorizing Federal Tax Credits (1,700,000) for Belden Apartments (PID-12553)

a. 2026-06-IHDA-112c

5. 9% LIHTC Awards: Chicago Metro

a. Resolution Authorizing Federal Tax Credits (1,700,000) for Pulaski Senior Apartments (PID-12610)

a. 2026-06-IHDA-112d

b. Resolution Authorizing Federal Tax Credits (1,847,658) and State Tax Credits (836,350) for Liberty Lake Apartments (PID-12522)

a. 2026-06-IHDA-112e

c. Resolution Authorizing Federal Tax Credits (1,700,000) for Lincoln Prairie at Briarwood (PID-12740)

a. 2026-06-IHDA-112f

d. Resolution Authorizing Federal Tax Credits (1,605,160) for The Groves @ 750 (PID-12590)

a. 2026-06-IHDA-112g

e. Resolution Authorizing Federal Tax Credits (1,700,000) for Hillside Landing (PID-12731)

a. 2026-06-IHDA-112h

f. Resolution Authorizing Federal Tax Credits (1,600,000) for HACC Evanston Wheeling Scattered Sites (PID-11425)

a. 2026-06-IHDA-112i

g. Resolution Authorizing Federal Tax Credits (1,436,148) for Residences of Crystal Lake 2 (PID-12107)

a. 2026-06-IHDA-112j

h. Resolution Authorizing Federal Tax Credits (1,563,183) for Starville Manor (PID-12668)

a. 2026-06-IHDA-112k

i. Resolution Authorizing Federal Tax Credits (1,365,450) and State Tax Credits (500,000) for Keystone Apartments (PID-12462)

a. 2026-06-IHDA-112l

6. 9% LIHTC Awards: Other Metro

a. Resolution Authorizing Federal Tax Credits (1,700,000) and State Tax Credits (124,999) for Valley Homes (PID-12142)

a. 2026-06-IHDA-112m

b. Resolution Authorizing Federal Tax Credits (1,851,647) and State Tax Credits

(210,000) for Machesney Park Senior  
Common (PID-12541)

a. 2026-06-IHDA-112n

c. Resolution Authorizing Federal Tax  
Credits (1,902,135) for Wildwood  
Residences (PID-12715)

a. 2026-06-IHDA-112o

d. Resolution Authorizing Federal Tax  
Credits (1,700,000) for Dr. Grant G. Henry  
Village (PID-12749)

a. 2026-06-IHDA-112p

#### 7. 9% LIHTC Awards: Non-Metro

a. Resolution Authorizing Federal Tax  
Credits (1,897,395) for Lincoln Park Place  
(PID-12755)

a. 2026-06-IHDA-112q

b. Resolution Authorizing Federal Tax  
Credits (1,815,633) for Alice Place Highland  
(PID-12737)

a. 2026-06-IHDA-112r

c. Resolution Authorizing Federal Tax  
Credits (1,487,717) for Aljunia Springs (PID-  
12675)

a. 2026-06-IHDA-112s

d. Resolution Authorizing Federal Tax  
Credits (1,700,000) for Macoupin Senior  
Homes (PID-12444)

a. 2026-06-IHDA-112t

e. Resolution Authorizing Federal Tax  
Credits (1,522,000) and State Tax Credits  
(403,000) for Burlington Terrace (PID-12606)

a. 2026-06-IHDA-112u

f. Resolution Authorizing Federal Tax Credits (1,568,384) for The Meadows-Phase 1 (PID-12533)

a. 2026-06-IHDA-112v

**B. Multifamily Finance Matter**

1. Resolution Authorizing a Conduit Loan (\$33,235,000) for Continental Plaza Apartments (PID-12701)

W. Jubiter

a. Multifamily Finance

a. 2026-06-IHDA-113a

b. Finance

a. 2026-06-IHDA-113b (Resolution Only)

**C. Strategic Response Matters**

1. Resolution Authorizing Grants from the Re-Entry Special Demonstration Program

P. Sellke

a. 2026-06-IHDA-114

2. Resolution Authorizing the Administration of the FY27 Court-Based Rental Assistance Program

R. Sepka

a. 2026-06-IHDA-115

**D. Executive Department Matter**

1. Resolution Authorizing a Loan using Build Illinois Bond Funds (\$1,000,000.00) to Establish the Co-op Share Loan Program (52680)

V. Hill

a. 2026-06-IHDA-116

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**VI. PRESENTATION**

A. FY27 State Budget Update

K. Faust

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**VII. NEW BUSINESS**

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

A. Authority Financial Statements

M.  
Jalaluddin

B. Accounting Payments Report

C. Investment Holdings Report

D. Communications Report

E. External Relations Report

F. Court-Based Rental Assistance Program

G. Quarterly DEI Board Report

M.  
Jalaluddin  
S. Martin

J. Frevert

B. Kiley

P. Sellke

T. Davis

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## **IX. Exhibits: Multifamily Finance**

A. 2026-06-IHDA-113b (Continental Plaza)

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## **X. ADJOURNMENT**