



July 2026 Board Meeting

Friday, July 24, 2026 11:00AM-12:00PM

I. Opening

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

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Asset Management Committee Meeting (9:00a.m., July 24, 2026) M. Weaver
 - 1. Asset management Committee Materials
- B. IHDA Finance Committee Meeting (10:00a.m., July 24, 2026) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from May 15, 2026 (as reviewed by the Asset Management Committee on July 24, 2026) L. Ramirez
 - 1. Asset Management Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from June 26, 2026 (as reviewed by the Finance Committee on July 24, 2026) S. Tornatore
 - 1. Finance Committee Minutes

IV. CONSENT AGENDA

- A. Minutes
 - 1. Resolution Approving the Minutes of the Regular Meeting of the Members of the Illinois Housing Development Authority Held on June 26, C. McClernon

2026

a. 2026-07-IHDA-117

B. Procurement Matters

1. Resolution Authorizing Agreement with DivIHN Integration Inc. for Senior Project Manager Consulting Services In an Amount Not to Exceed \$289,460

F. Ghauri

a. 2026-07-IHDA-118

2. Resolution Authorizing Agreement with DivIHN Integration Inc. for Senior Business Analyst Consulting Services In an Amount Not to Exceed \$261,180

F. Ghauri

a. 2026-07-IHDA-119

3. Resolution Authorizing Agreement with SHI International Corp. For Monday.com Licenses with Guardian Add-Ons In an Amount Not to Exceed \$414,448.23

T.
Washingto
n

a. 2026-07-IHDA-120

C. Multifamily Matters

1. Resolution Authorizing a Return and Reallocation of Low Income Housing Tax Credits, an Extension of the Commitment Expiration Date, and a Site Change for Phoenix Manor (PID-12068)

H.
Cushing

a. 2026-07-IHDA-121

2. Resolution Authorizing an Extension of the Commitment Expiration Date for Villa Guadalupe (PID-12228)

D. Hilmer

a. 2026-07-IHDA-122

3. Resolution Authorizing an Extension of the Commitment Expiration Date for Three Housing for Justice Involved Individuals Program Grants

V.
Jackson

a. 2026-07-IHDA-123

4. Resolution Authorizing an Extension of the Commitment Expiration Date for Various HOME-ARP Non-Congregate Shelter Developments

H.
Cushing

a. 2026-07-IHDA-124

D. Asset Management Matters

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| 1. Resolution Authorizing Transfer of a Mortgage Participation Certificate For Pacesetter Redevelopment Phase I (2472)
a. 2026-07-IHDA-125 | K. Jurmu |
| 2. Resolution Authorizing an Acceptance of Proceeds from a Short Sale, Partial Write-off of a Loan and Release of the Loan Documents for Sparta Rental Rehab (40-313)
a. 2026-07-IHDA-126 | K. Padgitt |
| 3. Resolution Authorizing Transfer of Ownership Interests, Loan Modification, Amendment of Regulatory Agreements, Re-Subordination, Change in Lien Positions of Trust Fund Loans and Change in Property Management for Palmer Place Apartments (280 & 2419)
a. 2026-07-IHDA-127 | K. Padgitt |
| 4. Resolution Authorizing a Loan Payoff and Release of the Loan Documents for Vannette Lemon Apartments (30-11618)
a. 2026-07-IHDA-128 | K. Padgitt |

E. Finance Matters

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| 1. Quarterly Resolution Ratifying 'Permitted Financial Activities' under the Authority's Financial Management Policy
a. 2026-07-IHDA-129 | S. Bhimani |
| 2. Resolution Authorizing Expenditure of Funds For Fiscal Year 2025 Audit Expenses In an Amount Not to Exceed \$232,000.00
a. 2026-07-IHDA-130 | M.
Jalaluddin |

F. Community Affairs Matter

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| 1. Resolution Authorizing a Change to the Terms of the Community Impact Fund Round 5
a. 2026-07-IHDA-131 | M.
Wieczorek |
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V. MAIN AGENDA

A. Finance Matter

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| 1. Resolution Authorizing the Issuance of Not to Exceed \$500,000,000 Revenue Bonds 2026 Series HIJK
a. 2026-07-IHDA-132 (Resolution Only) | M.
Babcock |
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B. Homeownership Matter

1. Resolution Authorizing the Creation and Funding of a New Community Down Payment Assistance Program
 - a. 2026-07-IHDA-133

A.
Lockwood

C. Strategic Planning and Reporting Matter

1. Resolution Approving the 2027-2028 Low-Income Housing Tax Credit Qualified Allocation Plan
 - a. 2026-07-IHDA-134

E. Mueller
Schwartz

VI. PRESENTATION

- A. 21st Century ROAD to Housing Act

K.
Faust/A.
Field

VII. NEW BUSINESS

VIII. WRITTEN REPORTS (Informational Purposes Only)

- A. Quarterly Operational Excellence Report
- B. Court-Based Rental Assistance Program
- C. External Relations Report
- D. Communications Report
- E. Investment Holdings
- F. Accounting Payments Report

- G. Authority Financial Statements

C. Jerry
P. Sellke
B. Kiley

S. Martin
M.
Jalaluddin
M.
Jalaluddin

IX. Exhibits: Finance

- A. Revenue Bonds 2026 Series H, 2026 Series I.
2026 Series J and 2026 Series K

X. ADJOURNMENT