ILLINOIS HOUSING DEVELOPMENT AUTHORITY

November 2026 Board Meeting

Friday, November 20, 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. Asset Management Committee Meeting (9:00 a.m., November 20, 2026) — M. Weaver
   1. Asset Management Committee Materials

B. IHDA Finance Committee Meeting (10:00 a.m., November 20, 2026) — S. Runkle
   1. Finance Committee Materials

III. Minutes - Committee Meetings

A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from July 24, 2026 (as reviewed by the Asset Management Committee on November 20, 2026) — L. Ramirez
   1. Asset Management Committee Minutes

B. Motion to approve the IHDA Finance Committee Meeting Minutes from October 16, 2026 (as reviewed by the Finance Committee on November 20,2026) — S. Tornatore
   1. Finance Committee Minutes

IV. CONSENT AGENDA

A. Minutes
   1. Resolution Approving the Minutes of the Meeting of the Members of the Illinois Housing Development Authority held on October 16, 2026 — C. McClernon

a. 2026-11-IHDA-166

B. Procurement Matters

1. Resolution Authorizing Agreement with US Housing Consultants for Physical Inspection Services In an Amount Not to Exceed $2,122,855 a. 2026-11-IHDA-167	L .James
2. Resolution Authorizing Agreement with Emphasys Computer Solutions, Inc. for the Statewide Housing Locator In an Amount Not to Exceed $629,850 a. 2026-11-IHDA-168	E. Mendoza
3. Resolution Authorizing the Assignment of an Agreement with Denovo Ventures, LLC for Oracle Managed Services to Argano, LLC and an Amendment to that Agreement increasing the Not to Exceed Amount to $608,500 a. 2026-11-IHDA-169	S. Runkle/F. Ghauri
4. Resolution Authorizing Third Renewal of Master Servicing Agreement In an Amount Not to Exceed $2,100,000 a. 2026-11-IHDA-170	A. Lockwood

C. Multifamily Matters

1. Resolution Authorizing Section 811 Rental Assistance ($484,689) for 6104 Roosevelt (PID-12510) a. 2026-11-IHDA-171	T. Krouse
2. Resolution Authorizing Additional Low Income Housing Tax Credits (55,872) and Extension of Commitment for Financing for Oak and Larrabee Phase I (PID-11667) a. 2026-11-IHDA-172	C. Dennis
3. Resolution Authorizing a Change in the Trust Fund Loan’s Lien Position for Abrams Intergenerational Village (PID-12032) a. 2026-11-IHDA-173	H. Kessel
4. Additional Gap Filling Funds for 9% Low Income Housing Tax Credit Awards a. Resolution Authorizing Subordinate	H. Spray

Resource ($2,767,441) in connection with Award of Federal Tax Credits for El Arco (PID-12396)
    a. 2026-11-IHDA-174a

b. Resolution Authorizing Subordinate Resource ($3,217,600) in connection with Award of Federal Tax Credits for Sarah's on Sunnyside (PID-12199)
    a. 2026-11-IHDA-174b

c. Resolution Authorizing Subordinate Resource ($3,136,247) in connection with Award of Federal Tax Credits for Pulaski Senior Apartments (PID-12610)
    a. 2026-11-IHDA-174c

d. Resolution Authorizing Subordinate Resource ($4,400,000) in connection with Award of Federal Tax Credits and Updating Allocation of Resources for Liberty Lake Apartments (PID-12522 & 12584)
    a. 2026-11-IHDA-174d

e. Resolution Authorizing Subordinate Resource ($1,106,869) in connection with Award of Federal Tax Credits (245,639) for Lincoln Prairie at Briarwood (PID-12740)
    a. 2026-11-IHDA-174e

f. Resolution Authorizing Subordinate Resource ($3,164,752) in connection with Award of Federal Tax Credits for Hillside Landing (PID-12731)
    a. 2026-11-IHDA-174f

g. Resolution Authorizing Subordinate Resource ($3,136,444) in connection with Award of Federal Tax Credits for Valley Homes (PID-12142)
    a. 2026-11-IHDA-174g

h. Resolution Authorizing Subordinate Resource ($3,763,408) in connection with Award of Federal Tax Credits for Dr. Grant G. Henry Village (PID-12749)
    a. 2026-11-IHDA-174h

i. Resolution Authorizing Subordinate Resource ($3,886,740) in connection with Award of Federal Tax Credits for Macoupin Senior Homes (PID-12444)
    a. 2026-11-IHDA-174i

j. Resolution Authorizing Subordinate Resource ($3,697,045) in connection with Award of Federal Tax Credits for Burlington Terrace (PID-12606)
    a. 2026-11-IHDA-174j

k. Resolution Authorizing Subordinate Resource ($3,723,554) in connection with Award of Federal Tax Credits for The Meadows-Phase I (PID-12533)
    a. 2026-11-IHDA-174k

D. Finance Matters

1. Resolution Regarding Freddie Mac Delegations a. 2026-11-IHDA-175	S. Jacobson
2. Resolution Ratifying Establishment of Loan Loss Reserve a. 2026-11-IHDA-176	V. Villegas
3. 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 $1,800,000,000 a. 2026-11-IHDA-177	M. Babcock

E. Asset Management Matters

1. Resolution Authorizing a Loan Extension for Decatur Affordable Housing (30-381) a. 2026-11-IHDA-178	K. Padgitt
2. Resolution Authorizing a Change in Ownership, Release of Regulatory Agreement and Assignment and Assumption of Extended Use Agreement for Centreville Courts (1305) a. 2026-11-IHDA-179	H. Le
3. Resolution Authorizing Loan Modifications And	H. Le

Amendment to the Regulatory Agreement for East Bank Pointe (30-2169)
a. 2026-11-IHDA-180

4. Resolution Authorizing a Transfer of Ownership Interests and Loan Payoff for Brookshire Estates Apartments (40-2058) — H. Le
a. 2026-11-IHDA-181

5. Resolution Authorizing a Loan Extension for Lakefront SRO (aka Belray Apartments) (499) — P. Walker
a. 2026-11-IHDA-182

6. Resolution Authorizing a Change in Ownership, Assignment and Assumption of Documents, Change in Property Management and Waiver of Qualified Contract for Mt. Vernon Senior Building d/b/a Heritage Landing (2449) — S. White
a. 2026-11-IHDA-183

7. Resolution Authorizing a Loan Extension and Waiver of Qualified Contract for Little Egypt Estates (40-2046) — S. White
a. 2026-11-IHDA-184

F. Community Affairs Matter

1. Resolution Authorizing Amendments to the Fee for Service Agreements for the Cook County Mortgage Foreclosure Mediation Program — R. Garcia
a. 2026-11-IHDA-185

G. General Administrative Matter

1. Resolution Appointing Members to Board Committees — K. Faust
a. 2026-11-IHDA-194

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing State Tax Credits (500,000) for Highwood Community Land Trust Program (PID-12798) — M. Audisho
a. 2026-11-IHDA-186

2. Resolution Authorizing State Tax Credits (509,300) for EAP Phase XIII (PID-12821) — J. Braford
a. 2026-11-IHDA-187

B. Finance Matter

1. Resolution Authorizing the Issuance of Not to Exceed $750,000,000 Revenue Bonds 2027 Series ABCD and EFGH — S. Jacobson
    a. 2026-11-IHDA-188 (Resolution Only)

C. 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. 2026-11-IHDA-189

D. Multifamily Finance Matters

1. Resolution Authorizing a Conduit Loan ($24,311,000) for Maple Ridge Apartments (PID-12232) — C. Dennis
    a. Multifamily Finance
        a. 2026-11-IHDA-190a
    b. Finance
        a. 2026-11-IHDA-190b (Resolution Only)

2. Resolution Authorizing a Conduit Loan ($20,700,000) for Spencer Towers & 3rd and 11th Townhomes (PID-12770) — T. Krouse
    a. Multifamily Finance
        a. 2026-11-IHDA-191a
    b. Finance
        a. 2026-11-IHDA-191b (Resolution Only)

E. Community Affairs Matters

1. Resolution Authorizing Grants ($9,200,000) under the Strong Communities Program–Round 3 — S. Koo
    a. 2026-11-IHDA-192

2. Resolution Authorizing a Grant ($125,000) from the Trust Fund Program for the Chicago Rehab Network Technical Assistance Program Round 6 — S. Koo
    a. 2026-11-IHDA-193

VI. NEW BUSINESS

VII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements — M.

	Jalaluddin
B. Accounting Payments Report	M. Jalaluddin
C. Investment Holdings Report	S. Martin
D. Communications Report	J. Frevert
E. External Relations Report	B. Kiley
F. Court-Based Rental Assistance Program	P. Sellke

VIII. EXHIBITS

A. Exhibits: Finance

1. Revenue Bonds 2027 Series ABCD and EFGH/2026-11-IHDA-188(Exhibits Only)

B. Exhibits: Multifamily Finance

1. Maple Ridge Apartments/2026-11-IHDA-190b(Exhibits Only)
2. Spencer Towers & 3rd and 11th Townhomes/2026-11-IHDA-191b(Exhibits Only)

IX. ADJOURNMENT