

# AGENDA



## Illinois Housing Development Authority Board Meeting Friday, June 21, 2024, 11:00 am - 12:00 pm

### I. OPENING

- A. Call to Order
- B. Roll Call
- C. Employee Recognition
- D. IHDA Board Member Update
- E. Public Comment Period

### II. MATERIALS - COMMITTEE MEETINGS (Informational Purposes Only)

- A. IHDA Audit Committee Meeting C. Lopez  
(9:00 a.m. June 21, 2024)
- B. IHDA Finance Committee Meeting S. Runkle  
(10:00 a.m. June 21, 2024)

### III. MINUTES - COMMITTEE MEETINGS

- A. Motion to approve the IHDA Audit Committee Meeting Minutes from T.Morsch  
March 15, 2024  
(as reviewed by the Audit Committee on June 21, 2024)
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from S.  
Tornatore  
May 17, 2024  
(as reviewed by the Finance Committee on June 21, 2024)

### IV. CONSENT AGENDA

#### A. Minutes

- 1. Resolution Approving the Minutes of the Regular Meeting of the M. Ohle  
Members of the Illinois Housing Development Authority Held on May  
17, 2024  
2024-06-IHDA-100

#### B. Procurement Matters

- 1. Resolution Authorizing Amendment to and Renewal of Agreement for E.  
Mendoza  
the Statewide Housing Locator in an Amount Not-to-Exceed  
\$628,801.44  
2024-06-IHDA-101

2. Resolution Authorizing Engagement of an Insurance Broker In an Amount Not-to-Exceed \$144,999.00  
2024-06-IHDA-102 S. Runkle

### C. Finance Matters

1. Resolution Authorizing Acceptance of Reallocated Bond Volume Cap from the City of Champaign and the City of Urbana  
2024-06-IHDA-103 M. Babcock
2. Resolution Authorizing Agreement with Federal Home Loan Bank Chicago and Bank of New York Mellon regarding Collateral Custody  
2024-06-IHDA-104 W. Sanders
3. Resolution Authorizing New Agreements for the Provision of Cyber Liability, Crime, Property, General Liability, Automobile, Workers' Compensation, and Umbrella Liability Coverage In an Amount Not to Exceed \$144,999.00  
2024-06-IHDA-105 S. Runkle
4. Resolution Authorizing New Agreements for the Provision of Property and General Liability Coverage for IHDA Dispositions LLC in an Amount Not to Exceed \$313,287  
2024-06-IHDA-106 S. Runkle

### D. Multifamily Matters

1. Resolution Authorizing State Tax Credits (2,161,351) for Woodland Court (PID-12336)  
2024-06-IHDA-107 V. Jackson
2. Resolution Authorizing an Extension of the Commitment Expiration Date for a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$2,394,470.00) for Rimini Place (PID 11924)  
2024-06-IHDA-108 H. Cushing

### E. Asset Management Matters

1. Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Woodstock Senior Apartments (40-650)  
2024-06-IHDA-109 K. Padgitt
2. Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Central Park Apartments (40-078 and 30-270)  
2024-06-IHDA-110 K. Padgitt
3. Resolution Approving an Extension of Maturity Date and Modification of Loan Documents for Cicero Gardens (40-008-01, 40-008-02 and 60-10376-01)  
K. Padgitt

2024-06-IHDA-111

4. Resolution Authorizing a Change in Ownership and Assignment, Assumption and Amendment of the Extended Use Agreement for Clayton Court Apartments (923-96)

L.  
Thompson

2024-06-IHDA-112

#### F. Strategic Response Unit Matters

1. Resolution Authorizing a Second Amended and Restated Intergovernmental Agreement with the Illinois Department of Human Services (IDHS) in connection with the IDHS Asylum Seekers Emergency Rental Assistance Program

P. Sellke

2024-06-IHDA-113

#### G. Homeownership Matters

1. Resolution Authorizing the Authority to Execute an Agreement for Participation in USDA Single Family Housing Loan Programs

T. Pavlik

2024-06-IHDA-114

#### H. SPAR Matters

1. Resolution Regarding Filing Amended National Affordable Housing Act (HOME) Program Administrative Rules for HOME-ARP Eligible Uses

M.  
Enriquez

2024-06-IHDA-115

#### I. Administrative Matters

1. Resolution Regarding the Officers of the Authority

K. Faust

2024-06-IHDA-116

### V. MAIN AGENDA

#### A. Multifamily Matters

1. Resolution Authorizing a Grant for Technical Assistance Related to the Housing for Justice Involved Individuals Program

T.  
Sanchez

2024-06-IHDA-121

2. Resolution Authorizing a Grant under the COVID-19 Affordable Housing Grant Program (Not to Exceed \$3,690,000.00) For Phoenix Manor (PID 12068)

H.  
Cushing

2024-06-IHDA-117

3. Resolution Authorizing State Tax Credits (294,800) for HODC LCHA Preservation (PID-12331)

V.  
Jackson

2024-06-IHDA-118

4. Resolution Authorizing State Tax Credits (3,190,000) for Steer Place Apartments (PID-12295) L. Occhionero

2024-06-IHDA-119

5. Resolution Authorizing a HOME Loan (\$3,107,076) and Return and Reallocation of Low Income Housing Tax Credits (1,500,000) for Churchview Garden Homes (PID-12260) L. Occhionero

2024-06-IHDA-120

## **B. Multifamily Finance Matters**

1. Willa Rawls Manor M. Ryan

a. Resolution Authorizing the making of a Risk Sharing Loan (Not to exceed 90% LTV, approx. \$19,840,000), Conduit Loan (Not to exceed \$3,800,000), and a Junior Loan (together with the Risk Sharing Loan not to exceed 90% LTV, approx. \$3,500,000) for Willa Rawls Manor (PID - 12349)

2024-06-IHDA-122a

b. A resolution Authorizing the Issuance of Not to Exceed \$26,500,000 Aggregate Principal Amount of Multifamily Revenue Bonds, 2024 Series D

2024-06-IHDA-122b

## **C. Community Affairs Matters**

1. Resolution Authorizing a Grant (\$330,000.00) from the Trust Fund Program for the Chicago Rehab Network Technical Assistance Program Round 5 S. Koo

2024-06-IHDA-123

## **D. Finance Matters**

1. Resolution Authorizing the Operating and Capital Budget for Fiscal Year 2025 S. Runkle

2024-06-IHDA-124

## **E. Asset Management Matters**

1. Resolution Authorizing the Sale of Roseville Apartments, a Trust Fund Loan Partial Payoff & Partial Write-Off, and the Release of a Trust Fund Loan Mortgage & Regulatory Agreement for Roseville Apartments (PID – 1269) K. Jurmu

2024-06-IHDA-125

## **VI. NEW BUSINESS**

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

- A. Authority Financial Statements S. Runkle

- |   |            |
|---|------------|
| B. Accounting Payments Report                       | S. Runkle  |
| C. Investment Holdings                              | M. Witt    |
| D. Communications Report                            | J. Frevert |
| E. External Relations Report                        | B. Kiley   |
| F. COVID-19 Housing Assistance Programs             | P. Sellke  |
| G. Quarterly Diversity, Equity and Inclusion Report | T. Davis   |

VIII. **ADJOURNMENT**