



BOARD MEETING AGENDA

Friday, November 22, 2024 11:00AM -12:00PM

I. Opening

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

II. Materials - Committee Meetings (Informational Purposes Only)

- A. IHDA Asset Management Committee Meeting (9:00 a.m. November 22, 2024) M. Weaver
 - 1. Asset Management Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m. November 22, 2024) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Asset Management Committee Meeting Minutes from July 19, 2024 (as reviewed by the Asset Management Committee on November 22, 2024) L. Ramirez
 - 1. Asset Management Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from October 18, 2024 (as reviewed by the Finance Committee on November 22, 2024) 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 October 18, 2024

C.
McClernon

a. 2024-11-IHDA-202

B. Procurement Matters

1. Resolution Authorizing Second Renewal of Master Servicing Agreement In an Amount Not to Exceed \$2,100,000.00

T. Pavlik

a. 2024-11-IHDA-203

2. Resolution Authorizing Agreements for the Provision of Insurance Benefits and Services

K. Kartes

a. 2024-11-IHDA-204

3. Resolution Authorizing Agreement for Brokerage Services in Connection with the Provision of Insurance Benefits

K. Kartes

a. 2024-11-IHDA-205

C. Asset Management Matters

1. Resolution Authorizing Entering into a Forbearance Agreement and Amending the Low Income Housing Tax Credit Extended Use Agreement for Claridge Apartments (1288)

L.
Thompson

a. 2024-11-IHDA-206

2. Resolution Approving Loan Modifications and a Modification to the Extended Use Agreement for East Bank Pointe (30-2169)

L.
Thompson

a. 2024-11-IHDA-207

3. Resolution Authorizing a Change in Ownership, Assignment, Assumption and Amendment of the Extended Use Agreement, and Change in Property Manager for Village at Wheeler (TC-2871-08)

K. Padgitt

a. 2024-11-IHDA-208

D. Finance Matters

1. Resolution Ratifying Establishment of Loan Loss Reserve

M.
Jalaluddin

a. 2024-11-IHDA-209

2. Resolution of Intent to Issue Bonds of Revenue

M.

Obligations under Single Family and Multi-Family Bond Programs In an Aggregate Principal Amount Not to Exceed \$1,250,000,000

Babcock

a. 2024-11-IHDA-210

3. Resolution Authorizing Amendment of Standby Bond Purchase Agreement Housing Bonds, 2015 Subseries A-3

M.
Babcock

a. 2024-11-IHDA-211

4. Resolution Regarding Freddie Mac Delegations

S.
Jacobson

a. 2024-11-IHDA-212

E. Multifamily Matters

1. Resolution Authorizing Illinois Affordable Housing Tax Credits (118,500) for Garden Apartments (PID –12324)

D. Hilmer

a. 2024-11-IHDA-213

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing Illinois Affordable Housing Tax Credits (3,550,000) for Deerfield Supportive Living (PID –12354)

H. Nieberg

a. 2024-11-IHDA-214

2. Resolution Authorizing State Tax Credits (482,311) for Framing Hope 2024 (PID-12487)

E. Smith

a. 2024-11-IHDA-215

3. Resolution Authorizing a Trust Fund Loan (Not to Exceed \$3,690,000) and State Tax Credits (1,135,000) for Poupard Place (PID-12234)

H.
Cushing

a. 2024-11-IHDA-216

4. Resolution Authorizing State Tax Credits (205,000) for Evanston Community Land Trust (PID-12492)

L.
Occhionero

a. 2024-11-IHDA-217

B. Finance Matters

1. A Resolution Authorizing the Issuance of Not to Exceed \$118,000,000 Aggregate Principal Amount Multifamily Revenue Bonds, 2024 Series H-1 And \$2,000,000 Aggregate Principal Amount Multifamily Revenue Bonds, 2024 Series H-2

M.
Babcock

a. 2024-11-IHDA-218 (Resolution Only)

b. 2024-11-IHDA-218(Exhibits Only)

2. Inducement Resolution Relating to Preliminary Approval for the Issuance of Multifamily Housing Revenue Bonds Not to Exceed an Aggregate Principal Amount of \$43,500,000 for a Project to be Owned By Lakeside Preservation LLC

C. Dennis

a. 2024-11-IHDA-219

C. Multifamily Finance Matters

1. Heart of Uptown Apartments

C.
Montoya

a. Resolution Authorizing a Conduit Loan (not to exceed \$29,700,00.00), a Trust Fund Loan (\$1,772,500.00) and the Release of Trust Fund Regulatory and Land Use Restriction Agreements For Heart of Uptown Apartments (PID-12340)

a. 2024-11-IHDA-220a

b. Resolution Authorizing the Issuance of Not to Exceed \$29,700,000 Aggregate Principal Amount of Multifamily Housing Revenue Bonds (Heart of Uptown Apartments), Series 2024

a. 2024-11-IHDA-220b (Resolution Only)

b. 2024-11-IHDA-220b(Exhibits Only)

VI. PRESENTATION

A. Next Gen Update

V. Hill/K.
Davis

VII. NEW BUSINESS

VIII. WRITTEN REPORTS (Informational Purposes Only)

A. Authority Financial Statements

S. Runkle

B. Accounting Payments Reports

S. Runkle

C. Investment Holdings

S. Martin

D. Communications Report

J. Frevert

E. External Relations Report

B. Kiley

F. Court-Based Rental Assistance Program

P. Sellke

G. Series 2024 IJKL - Single Family Bond Issuance (Update)

M.
Babcock

IX. ADJOURNMENT