



BOARD MEETING AGENDA

Friday, December 20, 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 Audit Committee Meeting (9:00a.m., December 20, 2024) C. Lopez
 - 1. Audit Committee Materials
- B. IHDA Finance Committee Meeting (10:00 a.m., December 20, 2024) S. Runkle
 - 1. Finance Committee Materials

III. Minutes - Committee Meetings

- A. Motion to approve the IHDA Audit Committee Meeting Minutes from September 20 , 2024 (as reviewed by the Audit Committee on December 20, 2024) T. Morsch
 - 1. Audit Committee Minutes
- B. Motion to approve the IHDA Finance Committee Meeting Minutes from November 22, 2024 (as reviewed by the Finance Committee on December 20, 2024) S. Tornatore
 - 1. Finance Committee Minutes

IV. CONSENT AGENDA

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

Regular Meeting of the Members of the Illinois
Housing Development Authority Held on
November 22, 2024

McClernon

a. 2024-12-IHDA-221

B. Procurement Matters

1. Resolution Authorizing Engagement of an
Insurance Broker in Connection with Directors'
and Officers' Liability Insurance In an Amount
Not-to-Exceed \$309,720.00

S. Runkle

a. 2024-12-IHDA-222

2. Resolution Authorizing Execution of
Agreements and Expenditure of Funds in
Connection with Directors' and Officers' Liability
Insurance For an Aggregate Amount Not-to-
Exceed \$309,720.00

S. Runkle

a. 2024-12-IHDA-223

3. Resolution Authorizing Agreements for the
Provision of Insurance Benefits and Services Not-
to-Exceed \$435,000.00 And Related Brokerage
Services

K. Kartes

a. 2024-12-IHDA-224

C. Multifamily Matters

1. Resolution Authorizing a Return and
Reallocation of Low Income Housing Tax Credits
(1,259,606) and an Extension of Commitment
Expiration Date for Downtown Villas (PID-12280)

H. Kessel

a. 2024-12-IHDA-225

2. Resolution Authorizing an Extension of the
Commitment Expiration Date for SACRED
Apartments (PID – 12224)

S. Foster

a. 2024-12-IHDA-226

3. Resolution Authorizing Return and
Reallocation of Low Income Housing Tax Credits
for Eight Developments

H. Spray

a. 2024-12-IHDA-227

4. Resolution Authorizing Additional Tax Credits
for Existing Federal Tax Credit Awardees
(Amending Prior Resolutions)

H. Spray

a. 2024-12-IHDA-228

D. Multifamily Finance Matters

1. Diamond Senior Carroll Tower

K. Matkom

a. Resolution Authorizing an Extension of the Commitment Expiration Date for a Conduit Loan and a Trust Fund Loan for Diamond Senior Apartments at Carroll Tower (PID 11314)

a. 2024-12-IHDA-229a

b. Resolution Amending Resolution 2024-12-IHDA-229b

a. 2024-12-IHDA-229b

E. Asset Management Matters

1. Resolution Authorizing a Change in Ownership, Assignment and Assumption and Modification of Documents for Centerville Courts (PID – 30-1305)

H. Le

a. 2024-12-IHDA-230

2. Resolution Authorizing Prepayment of Trust Fund Loan, Change in Ownership, Property Management, and Assignment, and Assumption of Regulatory Agreement for East Garfield Park Place (PID-30-553)

K. Padgitt

a. 2024-12-IHDA-231

3. Resolution Authorizing the Sale of Prestwick Senior Apartments, Valley Ridge Senior Apartments and Lakeview Senior Apartments, and the Release of corresponding Mortgages & Regulatory Agreements (PIDs – 40-639, 40-487 and 40-385)

K. Jurmu

a. 2024-12-IHDA-232

V. MAIN AGENDA

A. Multifamily Matters

1. Resolution Authorizing State Tax Credits (903,250) for Expansion of Hope (PID-12525)

S. Foster

a. 2024-12-IHDA-233

2. Resolution Authorizing an FFB Loan (Not to exceed 87% LTV, approx. \$1,790,000); an AHS Loan (Not to Exceed \$400,000); a Swap Agreement; a HOME Loan (Not to Exceed \$2,714,096); and a Return and Reallocation of LIHTC for Parker Glen II (PID – 11959)

A. Pawlus

a. 2024-12-IHDA-234

3. Housing for Justice Involved Individuals
Program (HJIIP) Funding Round #2

T.
Sanchez

a. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for Dixmoor
Gardens (PID - 52522)

a. 2024-12-IHDA-235a

b. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for CIIC
Empowerment Estates Site 1 (PID - 52526)

a. 2024-12-IHDA-235b

c. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for CIIC
Empowerment Estates Site 2 (PID - 52527)

a. 2024-12-IHDA-235c

d. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for CIIC
Empowerment Estates Site 3 (PID - 52528)

a. 2024-12-IHDA-235d

e. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for Southwest
Reentry Expansion (PID - 52534)

a. 2024-12-IHDA-235e

f. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for Radical
Hospitality House (PID - 52536)

a. 2024-12-IHDA-235f

g. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for Aftercare
Illinois - A First Step Program (PID - 52540)

a. 2024-12-IHDA-235g

h. Resolution Authorizing a Housing for
Justice Involved Individuals Program Grant
(not to exceed \$475,000.00) for VOA Elgin
Site 1 (PID - 52542)

a. 2024-12-IHDA-235h

i. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for VOA Elgin Site 2 (PID - 52543)

a. 2024-12-IHDA-235i

j. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for SH Addison Recovery Home (PID – 52547)

a. 2024-12-IHDA-235j

k. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for WIN WATCH Independent MU Living #1 (PID - 52531)

a. 2024-12-IHDA-235k

l. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for The House of Mary (PID - 52535)

a. 2024-12-IHDA-235l

m. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Reentry Community Housing Initiative (GRO #3) (PID – 52545)

a. 2024-12-IHDA-235m

n. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Reentry Community Housing Initiative (GRO #2) (PID – 52546)

a. 2024-12-IHDA-235n

o. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for 3936 W. 21st Street Housing for Justice Involved Individuals (PID - 52523)

a. 2024-12-IHDA-235o

p. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for 146 N. Central Housing for Justice Involved

Individuals (PID - 52524)

a. 2024-12-IHDA-235p

q. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for WIN WATCH Independent MU Living #2 (PID - 52530)

a. 2024-12-IHDA-235q

r. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for PRCC's Housing for Justice Program (PID - 52533)

a. 2024-12-IHDA-235r

s. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Prentice Place Improvement Project (PID - 52537)

a. 2024-12-IHDA-235s

t. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Reentry Community Housing Initiative (GRO#1) (PID - 52539)

a. 2024-12-IHDA-235t

u. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Hardin House Emerald (PID - 52541)

a. 2024-12-IHDA-235u

v. Resolution Authorizing a Housing for Justice Involved Individuals Program Grant (not to exceed \$475,000.00) for Ubuntu House (PID - 52544)

a. 2024-12-IHDA-235v

B. Multifamily Finance Matters

1. Casa Yucatan

a. Resolution Authorizing a Trust Fund Loan (Not to Exceed \$1,880,000); and Additional Federal Tax Credits (Not to Exceed 49,542) for Casa Yucatan (9%) (PID – 12249)

a. 2024-12-IHDA-236a

C.
Montoya

b. Resolution Authorizing a Conduit Loan (Not to Exceed \$26,100,000); FFB Loan (Not to exceed 87% LTV, approx. \$1,805,000); AHS Loan (Not to Exceed \$500,000); Swap Agreement; HOME Loan (Not to Exceed \$4,310,000); 811 for Casa Yucatan (4%) (PID – 11954)

a. 2024-12-IHDA-236b

c. Resolution Authorizing The Issuance of Not to Exceed \$26,100,000 Maximum Principal Amount of Multifamily Housing Revenue Note, Series 2025 (CASA YUCATAN)

a. 2024-12-IHDA-236c

VI. PRESENTATION

A. Presentation on 35th Anniversary of Affordable Housing Trust Fund K. Faust

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. Quarterly DEI Board Report	T. Davis

IX. ADJOURNMENT