



Sarah Leys
Director
Community and Economic
Development Department

MEMORANDUM

To: Alderman Kevin Frost, Chair
Finance & Personnel Committee

From: Andrea Hinrichs, Housing and Program Manager
Community & Economic Development Department

Date: January 7, 2026

Re: Homeowner Assistance Fund Home Repair Program/Amendment of Grant Agreement

The Community and Economic Development Department is seeking approval to execute all legal documentation related to accepting an additional \$616,000 from the Illinois Housing Development Authority (IHDA) Homeowner Assistance Fund Home Repair (HAFHR) program.

Timeline:

- 12/15/2023: IHDA HAFHR grant agreement executed for \$1,425,000 (21 homes)
- 1/16/2025: Amendment increasing the grant \$1,035,000 (14 more homes)
 - Amended grant amount: \$2,460,000 (35 total homes)

Accepting \$616,000 amends the grant amount to \$3,076,000.

Accomplishments as of January 6, 2025:

- 30 homes rehabilitated/completed
- 8 more agreements executed/rehabilitation work underway

Allowable costs for the additional funds: Administration (maximum of 15%) and housing rehabilitation (up to \$60,000 per property).

The additional funds will rehabilitate approximately 8 more single-family owner-occupied homes; owners having an income at or below 150% AMI, which is as follows:

| Household Size 1 | Household Size 2 | Household Size 3 | Household Size 4 | Household Size 5 | Household Size 6 | Household Size 7 | Household Size 8 |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| \$104,200 | \$104,200 | \$116,950 | \$129,900 | \$140,300 | \$150,700 | \$161,100 | \$171,500 |

Attached is the following:

- Resolution Authorizing an Amendment
- Officer's Certificate and Certificate of Incumbency

City of Rockford
RESOLUTION AUTHORIZING AN AMENDMENT UNDER
IHDA Homeowner Assistance Fund Home Repair Program (“HAFHR”).
PID#52493

WHEREAS, the Illinois Housing Development Authority (the “Authority”) did issue to the City of Rockford (the “Grantee”) a grant (the “Grant”) from the Homeowner Assistance Fund Home Repair Program (the “Program”), and the Authority and Grantee did enter into an agreement dated December 15, 2023 (the “Agreement”) wherein the Grantee agreed to perform Program services in return for the Grant; and

WHEREAS, the Authority desires to increase the not to exceed amount of the Grant (“Grant Increase”) and requires the Grantee to provide authorization to accept the Grant Increase and to enter into an amendment to the Agreement (“Amendment”) in order to memorialize the Grant Increase; and

WHEREAS, the City Council deems it to be in the best interests of the Grantee to accept the Grant Increase; and,

THEREFORE BE IT RESOLVED, that the City Council of the Grantee hereby authorizes the acceptance of and the Grantee does accept the Grant Increase; and,

FURTHER RESOLVED, that the Grantee is authorized to enter into the Amendment with the Authority, the Grantee agrees to deliver and/or execute the Amendment and any and all other instruments, certifications and agreements as may be necessary or desirable for the Grantee to receive the Grant Increase and perform all of its obligations and duties under the Program (including any supplements or other agreements); and

FURTHER RESOLVED, that the Mayor of the Grantee, without the necessity or requirement for the signature of another person, is hereby authorized, empowered, and directed to execute and deliver the Amendment, and all other documents, certificates, and instruments relating to the Program and Grant Increase to be delivered to the Authority, in connection with the closing of the Grant Increase and take such further action on behalf of the Grantee as they deem necessary to effectuate the foregoing Resolutions; and

FURTHER RESOLVED, that the City Council of the Grantee hereby ratifies, authorizes, and confirms and approves any prior action of the Grantee taken in furtherance of the foregoing resolutions and any and all documents and instruments previously executed on behalf of the Grantee in connection with the Grant.

Dated: _____, 20____

Mayor Thomas P. McNamara
City of Rockford, Illinois

ATTEST:

ANGELA HAMMER, Legal Director
Ex Officio Keeper of the Records and
Seal of the City of Rockford, Illinois

OFFICER'S CERTIFICATE AND
CERTIFICATE OF INCUMBENCY

This Officer's Certificate and Certificate of Incumbency (the "Certificate") is being furnished to the Illinois Housing Development Authority (the "Authority") in connection with the grant amendment being made by the Authority to City of Rockford, an Illinois unit of local government duly organized and existing under the laws of the State of Illinois (the "Grantee") in connection with the Authority's Homeowner Assistance Fund Home Repair Program ("HAFHR").

The undersigned herby certifies that:

- (a) The undersigned has full power and authority to execute and deliver this Certificate on behalf of the Grantee;
- (b) Attached hereto as **Exhibit A** are true, correct and complete copies of the resolutions duly adopted by the Grantee on _____, 20____, and such resolutions have not been amended, rescinded or revoked and remain in full force and effect on the date hereof; and
- (c) The following persons have been duly elected to the positions in the Grantee set opposite their respective names and continue to serve in such positions on the date hereof, and that the signatures opposite their respective names are their genuine signatures:

Name

Position

Signature

Thomas P McNamara

Mayor

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ____ day of _____, 20_____.

City of Rockford,
an Illinois unit of local government

By: _____

Name: Angela Hammer

Its: Legal Director, as City Clerk

Rockford, Illinois

Date: January 12, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending Approval and Acceptance of Illinois Housing Development Authority (IHDA) Homeowner Assistance Fund Home Repair (HAFHR) Grant extension in the additional amount of \$616,000.00. The Legal Director shall prepare the appropriate resolution.

Kevin Frost (Chair)

Jonathan Logemann (Vice Chair)

Frank Beach

Dawn Granath

Chad Tuneberg

Committee Action Taken:

| | | | |
|-----------|----------|----------|------------|
| Frost: | Ayes:___ | Nays:___ | Absent:___ |
| Logemann: | Ayes:___ | Nays:___ | Absent:___ |
| Beach: | Ayes:___ | Nays:___ | Absent:___ |
| Granath: | Ayes:___ | Nays:___ | Absent:___ |
| Tuneberg: | Ayes:___ | Nays:___ | Absent:___ |