

MINUTES  
FINANCE/AUDIT COMMITTEE OF THE  
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)  
REGULAR MEETING  
February 29, 2024

Committee Members

Present: (Virtually) Jerry Abrahams  
Timothy Hodges  
Catherine MacKinnon  
Jorge Perez, Banking Commissioner  
Franklin Perry, II  
Chelsea Ross  
Sarah Sanders, Chairperson of Finance/Audit Committee and Deputy  
Treasurer, representing Erick Russell, State Treasurer

Directors Absent: Philip DeFronzo

Directors Present: Seila Mosquera-Bruno, Chairperson of CHFA and Commissioner  
(Virtually) of the Department of Housing

CHFA Participants: John Chilson, Director, Portfolio Management  
(In Person) Joyce Ciampi, Director, Internal Audit  
Allison Murphy, Director, Financial Reporting and Control  
Hazim Taib, Chief Financial Officer  
(Virtually) Theresa Caldarone, General Counsel

Deputy Treasurer Sanders, Chairperson of the Finance/Audit Committee (“the Committee”), called the meeting to order at 9:02 a.m. A roll call of committee members was conducted and a quorum was present.

Deputy Treasurer Sanders asked for an overview of the recent changes made to how Board and Committee meetings will be conducted. Ms. Caldarone explained that the Board and Committee meetings will be live streamed and explained the method by which members of the public will be allowed to speak during the public speaking portion of the Board meeting.

Ms. Murphy presented the financial reports for January 2024 stating that mortgage loan and investment interest revenue are slightly above budget for the month and \$2,600,000 higher than last year. The year-over-year revenue variances are driven by the increase in interest rates on the Authority’s short-term investments. The bond interest expense is slightly above budget for the month and \$2,200,000 higher than last year. Outstanding bonds as of January 31<sup>st</sup> are \$245,000,000 higher than the same time last year. Servicer fees are \$1,700,000 above budget for the month and \$1,600,000 higher than prior year. The increase in single family production is the main driver for this variance. Administrative expenses are \$430,000 under budget and \$253,000 higher than last year. Ms. Murphy also reported that, excluding salaries and benefits of

\$2,700,000, current year-to-date administrative expenses are \$56,000 higher than prior year. The bond issuance costs are \$407,000 below budget. The change in net position at month end is \$1,300,000.

Mr. Chilson presented the January 2024 delinquency and forbearance reports for the single-family and multifamily programs. He summarized the single-family whole loans purchased and loans securitized for January noting that 491 loans were funded this month which ties the July 1997 record for the most loans funded in a single month. The mortgage backed security balance increased over December by \$73,000,000 to \$2,700,000,000. The whole loan portfolio continued to show a modest decline with 29 loans or \$2,200,000 ending with a portfolio balance of \$1,100,000,000. The overall single family delinquency rate remains very low increasing 9 basis points but still remaining below one-and-a-half percentage points. The carrying balance of loans in foreclosure also remains very low decreasing by \$9,700,000 year over year to \$11,000,000 with the number of loans year over year declining by 85. There were 384 Downpayment Assistance loans funded in January totaling \$6,400,000 with an average loan size of just under \$17,000 and 300 Time To Own loans funded totaling \$9,700,000 with an average loan size of \$32,000.

Mr. Chilson reported that there were no new loan closings in the January multifamily portfolio. The overall portfolio size is 582 loans totaling \$1,300,000,000. There were 7 permanent loan delinquencies and no construction loan delinquencies. The overall delinquency rate was under one half of one percentage point.

Ms. Ciampi provided an overview of the coordination of internal, external and state auditor functions.

Ms. Sanders requested a motion to approve the minutes of the January 31, 2024 Finance/Audit Committee meeting.

Upon a motion made by Mr. Abrahams, seconded by Ms. MacKinnon, the Finance/Audit Committee members voted unanimously in favor of approving the January 31, 2024 Finance/Audit Committee minutes.

There being no further business to discuss, upon a motion by Ms. Sanders, the meeting adjourned by unanimous consent at 9:32 a.m.